



PLANNING EVALUATION REPORT

Meeting Date: September 21st, 2026

Submitted By: Abby Heddle-Jacobs, RPP MCIP
Senior Planner, County of Middlesex

Subject: **Adelaide Metcalfe Official Plan Review – Recommendation Report
Official Plan Amendment 16**

PURPOSE

The purpose of this report is to seek adoption of the proposed Official Plan Amendment No. 16. Amendment No. 16 addresses changes to provincial policy, clarifies existing policies where appropriate, reflects sound land use planning principles, and aligns the Township planning framework with County and provincial objectives related to growth management and population, housing, and employment forecasts.

This report represents the conclusion of the Township's Official Plan Review as it relates to the policy alignment exercise and provides an overview of the steps undertaken, input received through the consultation and engagement process, applicable legislative requirements, and staff analysis across five main topic areas: Agriculture, Economy, Growth and Development, Housing, as well as Additional Considerations. The report concludes with a recommendation to approve Amendment No. 16, subject to any further direction from Council.

BACKGROUND

The Township's Official Plan is a comprehensive municipal policy document created under the Planning Act that sets a 30-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 throughout the Township. The broader land use planning framework in Ontario has undergone significant change within the last five (5) years. These changes include updates to the Provincial Planning Statement 2024 (PPS 2024) and the release of numerous Provincial housing bills that amended the Planning Act and other Provincial statutes. Additionally, the County Official Plan update was approved by the Ministry of Municipal Affairs and Housing on June 5, 2026.

The current phase of the Official Plan Review has focused on modernizing and updating the Township's policy framework. The review of the Land Use Schedules has been deferred to Phase 2 of the Official Plan Review and Update process, which will include a detailed assessment of land needs, land use designations, settlement area boundaries, and mapping to ensure they appropriately reflect the updated policy framework and the Township's long-term planning objectives.



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The Official Plan is Council's primary tool for making land use decisions, managing physical change and provides a way to evaluate and settle conflicting land uses while meeting local, County and Provincial interests. The Planning Act states that no public work shall be undertaken, and no by-law shall be passed, that does not conform to the Official Plan.

The primary subject matter initiatives, undertaken in support of the Official Plan Review can be summarized within five topics.

Agriculture – the predominant land use within the Township and an important component of the economy and culture. A review of agricultural issues was undertaken including permitted uses, consent in agricultural areas including surplus dwellings, minimum distance separation, additional residential units (ARUs), and implementing an agricultural systems approach.

Housing – a complex issue that has important implications for the Township. The Official Plan update included a review of the Township's existing residential land supply based on the Municipal Comprehensive Review Background Report (2023), the inclusion of proposed policies that permit the development of ARUs and temporary garden suites, and the inclusion of a number of new definitions based on the PPS and County Official Plan. Additionally, updated population and housing projections based on the 2024 Ministry of Finance projections are proposed to be included.

Employment – land use planning can help attract workers and entrepreneurs, and contribute to communities that boast a wide range of businesses, including agri-business, to enhance and diversify the local economy. The Official Plan update proposes policies to reflect changed provincial requirements that enhance the protection of employment areas. Additionally, the Official Plan update proposes policies related to the conversion of employment lands.

Natural Heritage – If approved, Amendment No. 16 would implement a natural heritage systems-based approach to protect and maintain ecological functions, ecological interactions, and natural heritage features and areas. New proposed policies that address climate change and its potential impacts on natural hazards were included. Definitions are proposed as necessary to align with and incorporate new definitions set out in the PPS and County Official Plan.

Additional Considerations – The Ontario government implemented a new Provincial Planning Statement (PPS) in October 2024 aimed at guiding land use planning and development across the province. The PPS requires that planning authorities keep their Official Plans up to date with it to ensure that they provide clear, reasonable and attainable policies to protect Provincial interests and facilitate suitable development. Amendment No. 16 would bring the Township's Official Plan into conformity with the policies of the recently approved County Official Plan and PPS (2024).

POLICY AND REGULATION BACKGROUND

The Planning Act requires that certain matters be addressed by Council in the resolution to adopt Amendment No. 16. Section 26(5) requires that Council have regard for all submissions. Section 26(7) requires that Council declare that an official plan amendment does not conflict with provincial plans (however it is noted that there are no Provincial Plans that apply to the Township), has regard



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to matters of Provincial interest listed in Section 2 of the Planning Act, and is consistent with the Provincial Planning Statement.

The Planning Act sets out matters of Provincial interest as follows:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - (i) is well-designed,



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- (ii) encourages a sense of place, and
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

ANALYSIS

OFFICIAL PLAN REVIEW PROCESS

The Official Plan Review involved a six-phase process:

Phase 1: Project Initiation – at the commencement of the Official Plan Review, Council held a Special Meeting to discuss the revisions that might be required in accordance with Section 26 of the Planning Act and on March 20, 2023, Council passed the following resolutions:

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.

Phase 2: Background Reports and Policy Formulation – a background and policy formulation process was undertaken that included the completion of discussion papers in support of the Official Plan Review.

Phase 3: Public Consultation and Engagement – the Public Consultation and Engagement phase included a community survey, a non-statutory open house, and the statutory public open house and public meeting under the Planning Act.

Non-statutory Open House – June 26, 2023

Statutory Open House – June 24, 2026

Statutory Public Meeting – July 20, 2026

Phase 4: Draft Official Plan Amendment Refinement – consultation for the Official Plan Amendment was completed for interest holder, agency, and public review. Policies were further revised based upon the comments received.

Phase 5: Finalize Official Plan Amendment – a finalized proposed Official Plan Amendment and accompanying report has been drafted based on the discussion papers and input received.

Phase 6: Council to Consider and Adopt Official Plan Amendment – subject to Council direction, a final Official Plan Amendment is to be considered for adoption.



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Phase 7: Approval of Official Plan by County of Middlesex – should Council adopt the Official Plan Amendment; it will be forwarded to the County of Middlesex as the Approval Authority.

OFFICIAL PLAN REVIEW TOPIC AREAS

The primary subject matter initiatives undertaken in support of the Official Plan Review can be summarized within five key themes: Agriculture, Housing, Employment, Natural Heritage and Additional Considerations, which primarily consist of Provincial Changes. A background and policy formulation process was undertaken that included the completion of discussion papers in support of the Official Plan Review (attached in Appendix 1). Each paper examines the policy framework across the Provincial Policy Statement (2020), the County Official Plan, and the local Official Plan to establish how existing policy aligns and where gaps exist. From that review, each paper identifies matters of interest and the changes the Township may wish to consider as it drafts updated Official Plan policies, concluding with recommended directions to inform the drafting of the amendment.

The discussion papers were prepared under the Provincial Policy Statement, 2020 and the previous County of Middlesex Official Plan. Since their preparation, the provincial planning framework has changed in several respects, most notably: the implementation of the PPS 2024, the introduction of updated population, housing and employment projections based on the 2024 Ministry of Finance projections; the removal of the requirement for a Municipal Comprehensive Review to expand or identify new settlement areas; and changes to provincial legislation and policy respecting employment areas. The discussion papers remain valuable as background and analysis, and it is not proposed that they be revised; Official Plan Amendment No. 16 has instead been prepared to account for these changes in the provincial planning framework. Each of these changes is discussed in greater detail below, along with its implications for the Township and for Official Plan Amendment No. 16.

Updated Population, Housing and Employment Projections

Under the PPS 2024, planning authorities are now required to base their population and employment growth forecasts on the Ontario Population Projections published by the Ministry of Finance. The PPS 2024 does not require municipalities to plan for specific population and employment forecasts for an identified horizon year, which was previously the case under Schedule 3 of the Growth Plan. Notwithstanding this new direction, municipalities may continue to use population and employment forecasts previously issued by the province for the purpose of land use planning. The planning horizon has also been adjusted: at the time of preparing a new official plan and for each official plan update thereafter, sufficient land must be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years, a departure from the 2020 Policy Statement, which referred to a time horizon of up to 25 years. For the Township, this means growth planning is now anchored to the 2024 Ministry of Finance projections and a revised horizon period, and informed by the updated projections in the County Official Plan.



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Removal of the Municipal Comprehensive Review Requirement for Settlement Areas

Previously, the identification of new settlement areas and the expansion of settlement area boundaries could generally only occur through a municipal comprehensive review process. By removing this requirement, the PPS 2024 allows planning authorities to identify new settlement areas or expand existing settlement area boundaries at any time. Significantly, planning authorities are no longer required to demonstrate the need for such an expansion under the new, simplified, and more flexible approach, and the former conditions that had to be satisfied before a settlement area addition or boundary expansion was permitted have been removed. A practical consequence of this change is that private applications may now be brought forward to expand a settlement boundary, rather than being limited to a municipal comprehensive review process. This provides the Township with greater flexibility to accommodate and direct growth through the Official Plan amendment process. As such, Amendment No. 16 proposes policies that would have to be addressed by applicants when bringing this type of application forward.

Changes to Provincial Legislation and Policy on Employment Areas

The PPS 2024 substantially revised the framework governing employment areas, including changes to the definition and scope of lands that constitute an employment area, and particularly the removal of lands from an employment area (commonly referred to as an "employment conversion"). Consistent with the settlement area changes, the PPS 2024 permits planning authorities to remove lands from employment areas at any time rather than only through a municipal comprehensive review process, subject to certain tests being met. A conversion is permitted only where it has been demonstrated that there is an identified need for the removal and the land is not required for employment area uses over the long term; that the proposed uses would not negatively affect the overall viability of the employment area, including by minimizing impacts on existing or planned employment uses and maintaining access to major goods movement facilities and corridors; and that existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. These revised criteria give the Township a clearer, though still rigorous, framework for evaluating employment area conversions outside of a municipal comprehensive review process. Amendment No. 16 proposes policies that would address these changes.

CONSULTATION

The Public Consultation and Engagement phase included a community survey, a non-statutory open house and the statutory public open house and public meeting under the Planning Act, which assisted staff in understanding the community's priorities. Discussions were primarily comprised of discussions with local property owners regarding property-specific comments or questions. The community survey provided staff with information on a broader basis covering a range of topics.

The survey drew 89 respondents, the large majority of whom live in and/or own property in the Township, with roughly half involved in agriculture in some capacity. Respondents strongly favoured a balanced approach to growth that continues to prioritize the long-term protection of



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agricultural lands (70% considered this very important), and a majority (63%) supported allowing non-farm dwellings and structures on agricultural land, such as agri-tourism, agri-business, and housing for family members or farm labour. Protection of the natural environment ranked very high, with 85% rating it as very important. The most frequently raised environmental concerns centred on the Sydenham River and the potential impacts of industrial development on water quality and sensitive natural areas, with many respondents calling for industrial uses to be carefully sited and for environmentally sensitive lands to be protected.

On employment and growth, respondents rated the availability and diversity of local employment options modestly (mostly "good" to "poor"), and a recurring theme was consolidating industrial uses into the Highway 402/81 corridor rather than dispersing them among residential, agricultural, and environmentally sensitive areas. Attitudes toward growth were generally positive (about 54% approved or strongly approved), with most comments favouring directing growth to existing settlement areas such as Kerwood, Adelaide, and the Strathroy corridor. Housing affordability and availability were rated poorly, and while single-detached dwellings remained the most-supported housing form (70%), there was notable openness to a broader range of options including additional residential units, duplexes/triplexes, and townhouses. Many housing and settlement-area comments centred on allowing farm-related severances and second dwellings to keep family members on the land, alongside calls to modestly expand villages and hamlets while retaining the Township's rural character.

A copy of the survey results is available in Appendix 2.

The proposed amendment was circulated to the public and agencies in accordance with the requirements of the Planning Act. All written submissions can be found under Appendix 3. Public Meeting and Public Open House records can be found under Appendix 4.

APPENDICES

1	Discussion Papers
2	Community Survey Results
3	Written Submissions
4	Public Meeting and Public Open House Records



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RECOMMENDATION

WHEREAS subsection 17(22) of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended (*Planning Act*), states that when the requirements of subsections 17(15) and 17(21) of the Act, as appropriate, have been met, and a Council is satisfied that an official plan is suitable for adoption, that Council may by by-law adopt all or part of the said plan, and forward to the County of Middlesex for approval;

AND WHEREAS subsection 26(7) of the *Planning Act*, provides that each time a Council revises its official plan, Council shall, by resolution, declare to the approval authority that the official plan meets the requirements of clauses 26(1)(a)(b) and (c) of the Act.

THAT Official Plan Amendment No. 16 does not conflict with any Provincial plans, has regard to matters of Provincial interest as listed in section 2 of the *Planning Act* and is consistent with the Provincial Planning Statement;

AND THAT all statutory requirements for the preparation and adoption of an official plan amendment have been met.

THE CORPORATION OF THE TOWNSHIP OF ADELAIDE METCALFE

By-law No. XX of 2026

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 16
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF ADELAIDE METCALFE**

WHEREAS the Official Plan of the Township of Adelaide Metcalfe was adopted by Council on October 25, 2010, and approved by the County of Middlesex on April 26, 2011, and is currently in effect; and

WHEREAS a public meeting was held on July 20, 2026, in accordance with the Planning Act, R.S.O. 1990, as amended, for the purpose of considering the proposed Official Plan Amendment;

WHEREAS the proposed amendment would be consistent with the Provincial Policy Statement;

WHEREAS the proposed amendment conforms to the Official Plan for the County of Middlesex and maintains the general intent and purpose of the Official Plan of the Township of Adelaide Metcalfe;

WHEREAS the Council of the Corporation of the Township of Adelaide Metcalfe now deems it expedient to adopt the proposed amendment to the Official Plan of the Township of Adelaide Metcalfe;

THEREFORE the Council of the Corporation of the Township of Adelaide Metcalfe, in accordance with Section 17 of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

1. **THAT** Official Plan Amendment No. 16 to the Official Plan of the Township of Adelaide Metcalfe, attached hereto as Schedule "A" and forming part of this By-law, is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to forward Official Plan Amendment No. 16 to the County of Middlesex for approval in accordance with the Planning Act.
3. **THAT** Amendment No. 16 shall not come into force or take effect unless and until it has been approved in accordance with the Planning Act, R.S.O., 1990, as amended.
4. **THAT** this By-law shall come into force and take effect on the day of final passing thereof.

Read a first, second and third time

IN OPEN COUNCIL

This 21st day of September, 2026

Sue Clarke, Mayor

Michael Barnier, Clerk

AMENDMENT NO. 16

**TO THE OFFICIAL PLAN FOR
THE TOWNSHIP OF ADELAIDE METCALFE**

September 21, 2026
Official Plan Amendment No. 16

**Township of Adelaide Metcalfe
General Amendment**

AMENDMENT NO. 16 TO THE COUNTY OF MIDDLESEX OFFICIAL PLAN

September 21, 2026
Official Plan Amendment No. 16

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes to the Township of Adelaide Metcalfe Official Plan which constitute Official Plan Amendment No.16.

PART C - THE APPENDICES

The Appendices provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to update the Township of Adelaide Metcalfe's Official Plan to ensure that the land use planning policies are current, reflect updated County and Provincial policy, and reflect changing community needs for the next 30-years.

The Township's Official Plan is a comprehensive municipal policy document created under the Planning Act that sets a 30-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.

2. Location

The amendment applies to the entire Township of Adelaide Metcalfe.

3. Basis

The Official Plan Review involved a seven-phase process:

Phase 1: Project Initiation – at the commencement of the Official Plan Review, Council held a Special Meeting to discuss the revisions that might be required in accordance with Section 26 of the Planning Act and on March 20, 2023, Council directed staff to undertake the Official Plan Review.

Phase 2: Background Reports and Policy Formulation – a background and policy formulation process was undertaken that included the completion of discussion papers in support of the Official Plan Review.

Agriculture – the predominant land use within the Township and an important component of the economy and culture. A review of agricultural issues was undertaken including permitted uses, consent in agricultural areas including surplus dwellings, minimum distance separation, additional residential units (ARUs), and implementing an agricultural systems approach.

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and natural heritage features and areas. New proposed policies that address climate change and its potential impacts on natural hazards were included. Definitions are proposed as necessary to align with and incorporate new definitions set out in the PPS and County Official Plan.

Provincial Change – The Ontario government implemented a new Provincial Planning Statement (PPS) in October 2024 aimed at guiding land use planning and development across the province. The PPS requires that planning authorities keep their Official Plans up to date with it to ensure that they provide clear, reasonable and attainable policies to protect Provincial interests and facilitate suitable development. Amendment No. 16 would bring the Township's Official Plan into conformity with the policies of the recently approved County Official Plan and PPS (2024).

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Phase 6: Council to Consider and Adopt Official Plan Amendment – subject to Council direction, a final Official Plan Amendment is to be considered for adoption.

Phase 7: Approval of Official Plan by County of Middlesex – should Council adopt the Official Plan Amendment; it will be forwarded to the County of Middlesex as the Approval Authority.

PART B – THE AMENDMENT

All of the Amendment entitled Part B – THE AMENDMENT consisting of the attached constitutes Amendment No. 16 to the Official Plan of the Township of Adelaide Metcalfe.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Adelaide Metcalfe is hereby amended as follows:

1. By deleting those words and phrases shown as ~~strike through and shading~~ in Schedule 1 which is attached to and forms part of this Amendment;
2. By adding those words and phrases shown as underline and shading in Schedule 1 which is attached to and forms part of this Amendment;

SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. 16



TOWNSHIP OF ADELAIDE METCALFE OFFICIAL PLAN

October 2023 Consolidation

**Draft Official Plan Amendment No. 16 for Council
Consideration September 21st, 2026**

Adopted by Township Council October 25, 2010
Approved with Modifications by the County of Middlesex April 26,
2011

This Document was originally Adopted by By-Law #21-2003 for the Township of Adelaide Metcalfe on May 5, 2003 and Approved with Modifications by the County of Middlesex in March 2005. The original approved plan has since been amended as follows:

Amendment No. 1 – Adopted Oct. 16, 2006, Approved March 20, 2007.

This amendment added “Special Urban Policy Area 5” to the Plan.

Amendment No. 2 – Adopted Jan. 21, 2008, Approved with modification May 13, 2008.

This amendment re-designated from “Agricultural Areas” and “Restricted Agricultural Areas” to “Commercial Corridor” within the “Urban Area Boundary”. The amendment added land to the Commercial Corridor Area on the west side of Centre Road, south of Mullifarry Drive.

Amendment No. 3 – Adopted Aug. 18, 2008, Approved Nov. 21, 2008.

This amendment re-designated land from “Restricted Agricultural” to “Residential” within the “Urban Area Boundary”. The amendment added a 50m wide strip of land to the west of the urban area boundary west of the residential dwellings located along Evergreen Court to increase rear yard depth and amenity area.

Amendment No. 4 – Adopted Oct. 25, 2010, Approved with modifications April 26, 2011.

This amendment consisted of the 5 year review and conformity amendments to the March 2007 Township of Adelaide Metcalfe Official Plan.

County of Middlesex Modifications included:

- (a) Item 3, Section 2.2.1(c), is modified by adding “, *as provided in Section 2.2.5 - Figure 1 Natural Environment Adjacent Land.*” to the end of the last sentence.
- (b) Item 4, Section 2.2.3(a), is modified by deleting the last sentence and replacing it with “*The Conservation Authority Regulated Areas have been delineated on Schedule B.*”
- (c) Item 6, Section 2.2.5, deletes Figure 1 from the Adelaide Metcalfe Official Plan and replaces it with a new Figure 1. The new Figure 1 is modified by:
 - (i) deleting the word “*Significant*” as found in the title ‘Significant Wetlands and adjacent lands’ and replacing it with the word “*All*”.
 - (ii) deleting the two occurrences of “*Evaluation conducted by Conservation Authority Staff or other accredited professionals*” and replacing them with “*As identified by the Ministry of Natural Resources*”.
 - (iii) deleting the words “*120 metres of individual wetland area or land connecting individual wetland complexes*” and replacing them with the words “*120 metres of individual wetland area or land connecting individual wetlands within complexes*”.

- (iv) deleting the words “*All woodlands 4 hectares or greater in area*” and replacing them with the words “*Woodlands as shown on Schedule B*”.
- (d) Amendment No. 4 is modified by including the following Items:
 - (a) *Section 3.1.6 is further amended by deleting the word “Farm” in the title and replacing it with the word “Agricultural.”*
 - (b) *Section 3.1.6 is further amended by deleting the word “secondary” in the first sentence of the third paragraph and replacing it with the words “agricultural related”.*
 - (c) *Section 3.1.6 is further amended by deleting the words “farm-related” in the final paragraph and replacing them with “agricultural-related”.*
 - (d) *Section 5.10 is further amended by adding the words “not including Agricultural-Related Commercial and Industrial Uses” to the end of subsection (a).*
- (e) Amendment No. 4 is modified by deleting ‘Schedule B – Environmental Constraint Areas’ and replacing it with ‘Schedule B – Environmental Constraint Areas’ as found attached to this Decision.

Amendment No. 5 – Adopted Feb. 7, 2011, Approved June 14, 2011

This amendment re-designated land from “Agricultural Areas” to “Aggregate Extraction” to permit the development of a Gravel Pit with below the water table extraction.

Amendment No. 6 - Adopted October 3, 2011, Approved November 22, 2011

This amendment re-designated land municipally known as 27744 Kerwood Road and 27748 Kerwood Road from “Community Area – Commercial Use” to “Community Area – Residential Use” to facilitate the development of a single detached residence.

Amendment No. 7 - Adopted May 21, 2013, Approved August 13, 2013

This amendment added “Special Agricultural Policy Area 8” to the Plan to permit an exemption from Policy 3.1.9.1 h) which only permits one agricultural severance per agricultural farm parcel for the lands known municipally as 29539 Wilson Road.

Amendment No. 8 - Adopted June 3, 2013, Approved August 13, 2013

This amendment revised the permitted uses of “Special Urban Policy Area 2” to permit warehousing, public storage (indoor only), distribution of renewable energy products and commercial greenhouse uses within existing buildings.

Amendment No. 9 - Adopted January 11, 2016, Approved with modifications September 16, 2016

This amendment updated the Plan to reflect revised Provincially Significant Wetlands mapping for the lands municipally known as 27716 Pike Road and 27676 Pike Road.

Amendment No. 10 - Adopted August 22, 2016, Approved October 25, 2016

This amendment modified the agricultural consent policies of Plan to permit the severance of

residences surplus to farming operations. Amendment No. 10 applies to all lands designated “Agricultural Areas” in the Plan.

Amendment No. 11 – Adopted March 5, 2018, Approved March 27, 2018

This amendment addressed matters related to the Interim Control By-law No. 13/2017 by establishing the Centre Road Corridor as a gateway, revised development criteria and expanded the extent of the priority employment area within the corridor.

Amendment No. 12 – Adopted October 22, 2019, Approved December 18, 2019

This amendment added “Special Agricultural Policy Area 10” to permit a Farm Equipment Sales and Service Establishment and to continue to permit the existing single detached dwelling and agricultural uses.

Amendment No. 13- Adopted March 15th 2021, Approved October 25th, 2022

This amendment added “Special Agricultural Policy Area 11” to permit a specially defined “Assembly Hall”, that also includes overnight accommodations within a single detached dwelling and a “Farm Winery” which are otherwise not permitted.

Amendment No. 14- Adopted November 16th 2020, Approved March 9th 2021

This amendment redesignated a portion of lands from ‘Agricultural Area’ to ‘Aggregate Extraction’ to permit the expansion of an existing sand and gravel operation. The amendment also redesignated a portion of the lands and adjacent lands from ‘Aggregate Extraction’ to Agricultural Area’ to correct a mapping error.

Amendment No. 15- Adopted December 12th 2022, Approved March 14th 2023

This amendment replaced Section 5.13 with up-to-date policies following Bill 109- More Home for Everyone Act, 2022. The effect of this housekeeping amendment is to implement and update complete application requirements for Official Plan amendments, Zoning By-law amendments, site plan approval, approval of plan of subdivision (including condominiums), and consents.

Explanation of Document Format

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

Wording within this document that is shown with ~~striketrough~~ and shading is 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 to remain.

PROPOSED

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PROPOSED

Territorial Acknowledgement

The Township of Adelaide Metcalfe is situated on a territory covered by the Longwoods and Huron Tract Treaties negotiated between the Crown and ancestors of Chippewas of the Thames and the traditional territory of the Anshinabewaki, Attiwonderonk, and Mississauga. We are grateful to the generations of people who have taken care of this land and waters, including the Chippewas of Kettle and Stony Point (Wiikwedong Anishinaabek), the Chippewas of the Thames (Deshkaan-ziibing Aniishinaabeg), the Munsee-Delaware Nation (Nalahii Lunaapewaak) and the Oneida of the Thames (Haudenosaunee).

We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Adelaide Metcalfe their home.

We offer our gratitude to Indigenous Peoples for their care for, and teachings about, our earth and their unique relationship with the land in their ancestral territories. May we honour those teachings.

1.0 INTRODUCTION

1.1 Title

- (a) Once it has been approved, this document shall be known as the “Official Plan for the Township of Adelaide Metcalfe.”
- (b) References within this document to “this Official Plan” or “this Plan” shall be interpreted as referring to this document as the Official Plan of the Township of Adelaide Metcalfe.
- (c) Where reference is made to Provincial legislation, policy statements, or guideline documents; it shall be read 'as amended or updated' in each case. Where a Provincial ministry name changes, such changes may also occur to the Official Plan without an amendment to the Official Plan.
- (d) All grammatical or typographical errors that do not change the intent of the Official Plan shall be incorporated, without an Amendment to the Official Plan.

1.2 Purpose

The purpose of the Official Plan ~~for~~ of the Township of Adelaide Metcalfe is to establish goals and objectives for ~~development~~ managing physical change in the community and to complement the County of Middlesex Official Plan by establishing more detailed strategies, policies and land use designations to guide and direct development activity in the Township.

It is also the purpose of the ~~is~~ Official Plan to:

- (a) Establish policies to guide Council and its Committees over the next twenty years in their decisions making regarding land use planning and ~~environmental protection~~ the protection of cultural heritage and the natural environment;
- (b) Provide the public with a clear statement of Council’s intentions for the future development of the

Township;

- (c) Designate land for various purposes in order to meet the future needs of the Township while minimizing land use conflicts;
- (d) Assist with the planning of municipal services and infrastructure by the Township and by other public and private bodies; and,
- (e) Provide a reasonable balance among land uses in order to cultivate community vitality, support economic development, and to ensure a sound tax base.

~~e) — Minimize land use conflicts;~~

1.3 Goals

The goals outlined in this section ~~are the basic~~ establish the general principles that will guide decision-making guidelines in accordance with the policies of this Official Plan and reflect the general long-range intent of this Plan. They reflect the general long-range intent of the Plan and are further interpreted by the policies herein. The goals of this plan are as follows

- (a) To guide future land use decisions ~~in the Township~~ in a manner that ensures orderly development within the Township, recognizes the rural nature of the municipality and the strong cultural and economic predominance of the agricultural community, provides for the needs of existing and future residents, provides for the maintenance rehabilitation and restoration of natural feature and ecological functions, separates incompatible land uses, and recognizes the rural nature of the municipality and the central importance of the agricultural community, both culturally and economically. ensures orderly development within the Township .
- (b) Identify prime agricultural areas and protect the agricultural system for long-term use. To preserve, protect and encourage the continued use of agricultural areas for agricultural purposes.
- (c) To provide for the wise use and management of the natural resources within the Township's natural resources in a manner that minimizes ~~undesirable negative short and long term~~ impacts (both short-term and long-term) on the natural environment and, maintains and enhances the quality and quantity of groundwater and surface water resources, and maintains or improves the quality of life for existing and future residents.
- (d) To ensure that development takes place in a manner that provides for the protection and preservation, or where possible the restoration and rehabilitation, of natural heritage features and their ecological functions.
- (e) To minimize the threat to human life and public safety and ~~destruction of the risk of damage to~~ property and infrastructure posed by from flooding and other natural hazards, particularly as these risks are increased by the impacts of a changing climate.

- (f) To protect, conserve or wherever feasible, restore, rehabilitate and/or reuse the cultural heritage resources of in the Township.
- (g) To concentrate direct the majority of the growth and development in the Township within the Community, Urban and Hamlet Areas to appropriately designated settlement areas, especially in areas where services can be provided in a cost-effective and environmentally responsible sustainable manner.
- (h) To encourage a mix of housing types and the diversification of the housing stock to meet the needs of existing and future residents, subject to the ability to provide availability of adequate services.
- (i) To promote the retention and expansion of existing businesses in the Township and the attraction of new businesses to the Township in order to provide for a balance of residential and employment opportunities, and including stable short-term and long term employment stability.
- (j) To ensure the cost effective provision and maintenance of transportation systems, municipal services, and stormwater management facilities as required to service existing and future residents and businesses.
- (k) To promote a healthy community health and well-being through policies that promote the creation of complete communities, that encourage healthy lifestyles by providing opportunities for recreation and active transportation, and that protect the natural environment, while seeking to adapt to and mitigate the impacts of a changing climate, such as directing community form and environmental protection.
- (l) To protect the cultural and archaeological interests of Indigenous peoples, and to improve consultation practices.

1.4 Components of the this Plan

This Official Plan consists of five sections and the attached map schedules and shall further comprise any amendments made to this Plan in the future.

Sections 1 through 5 inclusive, the attached schedules and any amendments to this Plan shall constitute the Official Plan. It is a legal document prepared in accordance with the provisions of the Planning Act.

Section 1: Introduction identifies the purpose, goals and objectives of this Plan. The first section also provides an overview of how this Official Plan is organized and explains its relationship to the County of Middlesex Official Plan.

Section 1 outlines the purpose and objectives of the Plan. It also sets out the framework of the Plan and its relationship to the County Plan.

Section 2: Comprehensive Planning Policies establishes this Plan's policy approach to protecting prime

agricultural areas and the natural environment, provides projections for the growth in population and housing anticipated in the Township, and sets out further policies regarding economic development, the protection of cultural heritage resources, and the management of natural resources (such as petroleum, mineral aggregate, and groundwater resources).

~~Section 2 is the Comprehensive Planning Policies and consists of policies for agriculture, natural heritage, population and housing, economic development, transportation systems, health and safety, community services and community improvement.~~

Section 3: Land Use Policies sets out policies that apply in the various land use designations shown on the maps under Schedule “A” to this Official Plan, including policies that identify the range of uses permitted within each designation and that establish the criteria according to which new development should take place.

~~Section 3 is the Land Use Policies. The general policies are implemented by designating land in appropriate land use categories (as shown on the Land Use Schedules) and set out the range of uses that are permitted within each designation and criteria upon which new development should take place.~~

Section 4: Infrastructure sets out policies that provide direction for public investment in roads and other transportation infrastructure, as well as policies regarding municipal services, utilities, and waste disposal sites. These include policies to identify and protect rights-of-way and to require development setbacks from utility corridors.

~~Section 4 is the Infrastructure Policies that provide the direction for public investment in roads, services and utilities. These policies include protection of rights of way and development setbacks.~~

Section 5: Implementation describes the various means by which the policies of the Official Plan will be managed and implemented. This section also includes policies regarding public participation, amendments to this Official Plan, community improvement, and the studies and reports that may be required for a complete application.

~~Section 5 is the Implementation Policies. These policies identify how the Plan will be managed and implemented.~~

There are five map schedules to this Official Plan, identified using the capital letters “A” through “E”.

Schedule “A” consists of three map schedules (numbered “A-1”, “A-2”, and “A-3”) showing land use designations across the entire Township. Schedule “A-1” (Township Land Use Plan) shows land use designations in the Township’s rural and agricultural areas. Schedule “A-2” (Urban Land Use Plan) shows designations in the Urban Area, which is located adjacent to the municipal boundary between the Township of Adelaide Metcalfe and the Municipality of Strathroy-Caradoc. Schedule “A-3” (Kerwood Land Use Plan) shows land use designations in the Community Area of Kerwood.

Schedule “B” to this Official Plan shows the Natural Heritage System and Natural Hazards in the Township, both of which are components of the Township’s Natural Environment.

Schedule “C” shows Groundwater Features, which consist of Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers. These features are also components of the Township’s Natural Environment.

Schedule “D” to this Plan shows the location of known petroleum resources in the Township. Should any areas be identified as having known or potential mineral aggregate resources, Schedule “D” will be amended to show those areas as well.

Schedule “E” shows the Township’s transportation system, including Provincial Freeways, Provincial Highways, and County Roads. This Schedule also shows utility corridors, municipal infrastructure, and waste disposal sites (along with the Waste Disposal Assessment Area associated with each site).

1.5 Relationship to the County Plan

The Official Plan of the Township of Adelaide Metcalfe is a legal document that has been prepared and amended in accordance with the provisions of the Planning Act. The Township of Adelaide Metcalfe is a lower-tier municipality whose upper-tier municipality is the County of Middlesex, and thus the Planning Act requires that the Township’s Official Plan conform with the County’s Official Plan.

The County of Middlesex originally adopted the its current Middlesex County Official Plan in 1997. The Plan which was approved by the Minister of Municipal Affairs and Housing on December 17, 1997 and further modified by orders of the Ontario Municipal Board and as amended. The County’s Official Plan was last amended by Official Plan Amendment No. 3, which was adopted by County Council on June 17, 2022. County Official Plan Amendment No. 3 was approved by the Minister of Municipal Affairs and Housing on July 7, 2023.

The Planning Act requires that the Official Plan for the Township of Adelaide Metcalfe shall conform to the County Plan. The approval of this Plan by the County of Middlesex, the delegated approval authority, represents that this requirement has been met.

Middlesex County is the delegated approval authority for the Township’s Official Plan, and the approval of this Plan by the County serves as confirmation that this Plan conforms with the County’s Official Plan, as required by the Planning Act.

The policies in this Plan provide greater detail than set out in the County Plan and intend to implement the county wide policies. If differences arise, the Township Council is responsible for interpreting any policy or land use designation in the Official Plan except where such policy or designation is of County or Provincial significance. In such cases, the interpretation of this Plan will be undertaken in conjunction with the County of Middlesex.

The County’s Official Plan is meant to establish a broad framework that provides policy direction for the local municipalities, which include the Township of Adelaide Metcalfe, in preparing their local official plans and other and use policy documents. The policies in this Official Plan are intended to complement those in the County’s Official Plan while also providing more detailed strategies, policies,

(a) Should any perceived conflict arise between this Plan and the County's Official Plan, the relevant provisions of this Plan shall be interpreted by Township Council and applied to the extent possible while remaining in conformity with the County Official Plan, beyond which point the provisions of the County Official Plan shall prevail to the extent of the conflict.

(b) Where Council's interpretation, as described in Clause (a) above, relates to a matter that is of interest to the County or that is of provincial interest, such interpretation shall be undertaken in consultation with the County of Middlesex.

(c) Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.

1.6 Review and Amendment

The Official Plan provides a guide to the continuing development of the Township and ~~as such must not remain~~ thus is not intended to be a static document. It is therefore Council's intention to consider amendments to ~~the~~ this Official Plan as applications and/or either on its own initiative or as requested by an applicant as circumstances change. ~~Any amendments will continue to ensure conformity with the County of Middlesex Official Plan and be consistent with the Provincial Planning Statement.~~

(a) Any amendment to this Plan shall maintain this Plan's conformity with County of Middlesex Official Plan, shall be consistent with policy statements issued under Subsection 3 (1) of the *Planning Act*, and shall conform with, or not conflict with, any provincial plans in effect at the time such an amendment is made.

(b) Council shall revise this Plan no less frequently than every five years, as required under the *Planning Act*, which process shall include the holding of a public meeting to determine the extent of any amendments as may be necessary and to discuss any revisions as may be required.

Council will hold a public meeting every five years as required in the Planning Act to determine the need for any review or amendments.

2.0 COMPREHENSIVE PLANNING POLICIES

2.1 Agriculture

The Township recognizes that agriculture provides the major economic base of the municipality. The policies in this Official Plan are intended to preserve agricultural lands for long-term agricultural use, to protect farm operations from incompatible land uses, and to promote local food production as a vital component of a sustainable agricultural economy.

The Township of Adelaide Metcalfe has adopted an agricultural systems approach to maintain and enhance a geographically contiguous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network. This will ensure that negative impacts on agricultural uses are avoided.

This Plan establishes policies for the protection and preservation of land for agricultural purposes including policies that restrict non-agricultural uses.

The Township recognizes that agriculture operations and practices ~~have the potential to have negative effects on~~ are intrinsically linked with the natural environment and that the health of the overall ecosystem supports the agricultural system. The Township also acknowledges that agricultural operations can have negative impacts on the natural environment and shall strongly encourage the use of environmentally sound farm management practices.

The following policies establish this Official Plan's overall intent and approach to the Township's agricultural areas. More specific policies for the Agricultural Areas can be found in Section 3.1 of this Plan.

(a) Prime agricultural areas, which comprise all lands in the Township outside of the identified Settlement Areas, shall be protected for long-term agricultural use.

(b) Non-agricultural uses are directed to locate in the Township's Settlement Areas and shall only be permitted in prime agricultural areas in accordance with the policies in Section 3.1 of this Plan.

(c) The Township shall promote and protect all types, sizes, and intensities of agricultural uses and normal farm practices in prime agricultural areas.

(d) The Township shall strongly encourage the use of sustainable agriculture practices and practices that prioritize local food production.

(e) The Township will ensure that agricultural lands and the various elements of the natural environment are considered within a functional ecosystem context when decisions regarding land use changes and development are made.

(f) The Township will discourage the further fragmentation of existing farm parcels and will encourage efforts to consolidate smaller farm units into larger, more viable farm units.

(g) The Township will promote and encourage forestry as a valid and important part of the agricultural economy.

(h) The Township will encourage the proper utilization and management of existing woodlots and provide protection, where possible, to assure the continued use and development of woodlots as an agricultural use of land.

(i) Normal and traditional uses associated with agriculture, including agro- forestry and maple syrup production, are permitted uses in woodland areas, subject to Middlesex County's Woodland Conservation By-law.

(j) The Township will encourage the planting of additional woodland areas, where appropriate, and will discourage the use of existing woodlots for any ~~non-farm related use~~ purpose not related to agriculture and any proposed works shall be undertaken in accordance with Middlesex County's Woodland By-law.

(k) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility shall be achieved through avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the Township. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

2.2 Natural Environment

The Township's Natural Environment consists of the Natural Heritage System, Natural Hazards, and Groundwater Features. Even though they are discussed separately in this section of the Official Plan, these elements of the Natural Environment are interconnected and functionally interdependent.

~~The general goals of preserving and protecting the natural environment will be accomplished by recognizing both the natural heritage features and functions and associated natural hazards. Although described separately in the following section, they are interconnected and function interdependently.~~

The Natural Heritage System and Natural Hazards are shown on Schedule "B" to this Plan. The features identified on Schedule "B" include components that are of provincial, regional and local significance and generally preclude development.

~~Natural heritage features and natural hazards are shown on Schedules "A-1", "A-2" and "B". These features are important parts of the natural environment and need to be identified in order to provide direction regarding policy contained in this Plan. The features identified on Schedules "A-1" and "A-2" include those components that relate to provincial and regional interests. These features preclude development and, as such have restrictive policies associated with them. The features identified on~~

Schedule “B” represent a range of natural environment elements of regional and local significance. These features are identified as an overlay of the land use plans and do not preclude development. There is an interest in protecting them from incompatible development. This is provided through implementation of a Development Assessment Report (DAR) as described in Section 2.2.4.

The Township of Adelaide Metcalfe is part of two watersheds: the Ausable Bayfield Watershed, which drains into Lake Huron and is the area of jurisdiction of the Ausable Bayfield Conservation Authority, and the Sydenham River-St.Clair River Watershed, which drains into Lake St. Clair and is the area of jurisdiction of the St. Clair Region Conservation Authority. The Sydenham River is a major watercourse and home to at least 80 species of fish and 34 species of freshwater mussels. A large number of these species are rare in Canada, and 15 species that live in the river (eight fish species, five species of mussel, and one species of turtle) have been nationally listed as endangered, threatened, or special concern species.

The identification of any component feature of the Township’s Natural Environment on Schedule “B” that is held in private ownership shall not be interpreted as in any way implying that such lands are free and available for public use, and the identification of these lands shall in no way oblige the Township or any other public agency to purchase or otherwise acquire such lands.

2.2.1 Goals

This Official Plan’s policies for the Natural Environment in the Township are intended to achieve the following goals:

The following goals relate to the Township’s natural environment identified on Schedules “A 1”, “A 2” and “B.”

- (a) To identify the Township’s Natural Heritage System, in accordance with the Middlesex Natural Heritage System Study (2014), and protect its features from the impacts of incompatible development.
To identify, protect, and sustain the natural and environmental features and functions within the Township.
- (b) To protect and sustain the Natural Environment in the Township by avoiding, minimizing, and mitigating the impact of permitted development.
To consider the natural heritage and watershed areas in a comprehensive manner, and plan for them considering the connections they have to areas outside the Township.
- (c) To adopt a comprehensive, ecological systems-based approach to Natural Heritage System planning that recognizes the importance of maintaining and protecting natural heritage features and their interconnected ecological functions.
To protect natural heritage systems, significant habitat of endangered species and threatened species, Areas of Natural and Scientific Interest, significant woodlands, significant valleylands

~~and significant wildlife habitat through identification and the prohibition of development within such areas, as provided in Section 2.2.5 – Figure 1 Natural Environment Adjacent Land.~~

- (d) To recognize the connections between the Natural Environment in the Township and natural heritage systems outside of the Township.

~~To prevent incompatible development within all environmental features of the Township, and to determine and limit the impact of permitted compatible development on features and functions.~~

- (e) To promote and encourage the retention of existing woodlots, and preserve the corridors and linkages they form ~~within~~ between other elements of the Natural Environment in the Township.

- (f) To retain and enhance the natural and scenic qualities and the ecological functions of significant valleylands, such as the Sydenham River Valley, in ~~its~~ their natural state ~~in terms of ecological function, and natural and scenic quality,~~ and to maintain and enhance the native aquatic communities of the Sydenham River with the a focus on rare species ~~that are rare or and species~~ at risk.

~~The Sydenham River is home to at least 80 species of fish and 34 species of freshwater mussels. A large number of these species are rare in Canada and 15 species (8 fish, 5 mussels, and 1 turtle) which live in the river have been nationally listed as endangered, threatened or special concern species.~~

- (g) To identify Natural Hazards and direct development away from these areas in order to protect public health and safety, reduce the risk of damage to property and infrastructure, not create new or aggravate existing hazards, and avoid social disruption as the result of flooding, erosion or other emergencies.

~~To encourage partnerships with private and public landowners, public groups, the Conservation Authorities and the governments of Ontario and Canada for the continued stewardship and enhancement of the Township's natural environment.~~

- (h) To encourage the preparation of watershed and subwatershed studies to support the wise management of the Township's natural resources.

- (i) To encourage improvements to water quality, base flow and peak flow conditions and general aquatic habitat conditions in all Township watercourses. ~~This~~ in a manner that involves the consideration of natural heritage values, the agricultural needs for agricultural land drainage, the protection of groundwater resources and the avoidance of potential natural hazards associated with watercourses.

~~To encourage stewardship and conservation of natural environment areas and water resources.~~

- (j) To ~~consider~~ require best stormwater ~~best~~ management practices for all new development to ensure that water resources are carefully managed. Principles that ensure post development flows that are no greater than pre-development flows of surface runoff will be used. Surface water infiltration will be encouraged where appropriate to recharge groundwater resources.

~~To reduce the risk to life and the risk of property damage and social disruption from flooding and unstable slopes.~~

(k) To encourage partnerships ~~with~~ between private and public landowners, public groups, the Conservation Authorities and the governments of Ontario and Canada for the continued stewardship and enhancement of the Township's ~~N~~natural ~~E~~environment and water resources.

(l) ~~To encourage watershed and subwatershed studies to wisely manage the Township's natural resources which are part of two larger watershed basins: the Ausable River which flows to Lake Huron and the Sydenham River which flows to Lake St. Clair.~~

(m) ~~To consider stormwater best management practices for all new development to ensure that water resources are carefully managed. Principles that ensure post development flows that are no greater than pre development flows of surface runoff will be used. Surface water infiltration will be encouraged where appropriate to recharge groundwater resources.~~

2.2.2 Natural Heritage ~~Policies~~ System

The Township's Natural Heritage System consists of woodlands, thickets, meadows, wetlands, significant valleylands, connected vegetation features, watercourses and water bodies, aquatic ecosystems, fish habitat, significant wildlife habitat, habitat supporting species at risk, areas of natural and scientific interest (ANSIs), and Environmentally Significant Areas (ESAs). ESAs are areas of local significance, which generally consist of overlapping features, such as wetlands, significant woodlands, groundwater recharge areas, and natural channels of rivers and creeks containing aquatic and terrestrial habitat.

Natural heritage features include floodplains, wetlands, significant natural areas, environmentally significant areas (ESA's), woodlands, groundwater recharge areas, wildlife and fish habitat, the habitat of endangered and threatened species, and watercourse and upland forested corridors.

Policies to preserve and protect these features as identified on Schedules A-1 and A-2 and their ecological functions are as follows:

The Natural Heritage System is shown on Schedule "B" to this Official Plan. The features of this system have been identified based on the methodology and criteria used in the 2014 Middlesex Natural Heritage System Study (MNHSS) undertaken by the County. ESAs are identified separately on Schedule "B" but are nonetheless considered integral components of the Township's Natural Heritage System. The Natural Heritage System shown on Schedule "B" should be interpreted as an overlay superimposed on the underlying Agricultural Area designation, which comprises all lands in the Township outside Settlement Areas, and this Official Plan's policies for the Natural Heritage System are not intended to limit the ability of existing agricultural uses to continue.

(a) No development or site alteration shall be permitted within the following features of the Natural

Heritage System:

- (i) significant wetlands;
- (ii) significant habitat of endangered species or threatened species; or
- (iii) fish habitat.

Environmentally Significant Areas are areas with overlapping features including wetlands, significant woodlands, groundwater recharge areas, and natural channels of rivers and creeks containing aquatic and terrestrial habitat. They have been identified and will be protected within the Natural Environment Areas designation on Schedules “A 1” and “A 2.” Development will not be permitted within these areas other than those described in Section 3.6.4. Minor adjustments to ESA boundaries recommended as part of a detailed natural heritage study or a Development Assessment Report (DAR) shall not require an amendment to this Plan.

- (b) No development or site alteration shall be permitted within the following features of the Natural Heritage System unless it has been demonstrated that the proposed development or site alteration will have no negative impacts on the feature or its ecological functions:

- (i) significant woodlands;
- (ii) significant valleylands;
- (iii) significant wildlife habitat;
- (iv) ANSIs; or
- (v) significant vegetation groups or significant vegetation patches, as those terms are defined in the Middlesex Natural Heritage System Study (2014).

Schedule “B” Environmental Constraint Areas is intended to consolidate the natural heritage and natural hazards features information. It is further encouraged wherever possible and appropriate, that trees be replanted to replace trees removed especially along river and stream banks.

- (c) No development shall be permitted within an ESA except for those uses identified in Clause (i) below.

This Plan encourages the retention of woodlots or portions of woodlots that are not considered significant, less than four hectares in size, in the context of development. It is further encouraged wherever possible and appropriate, trees be replanted to replace trees removed. This Plan encourages the preservation or replanting of road side and fence line shrubs and trees wherever possible.

- (d) Development and site alteration within a feature of the Natural Heritage System not identified in

Clauses (a), (b), or (c) above may only be permitted if a Development Assessment Report (DAR) has demonstrated that the proposed development or site alteration will have no negative impacts on the feature or on the ecological functions that sustain the feature.

The natural environment policies of this Plan do not limit the continuation of existing agricultural uses within or adjacent to such areas, subject to compliance with or exemption from the County Tree Cutting By-law.

(e) Development and site alteration may only be permitted within 120 metres of any feature of the Natural Heritage System where it has been demonstrated that the proposed development or site alteration will not:

- (i) result in a loss of ecological functions associated with the feature;
- (ii) result in subsequent demand for development that could negatively impact existing ecological functions of the Natural Heritage System;
- (iii) conflict with existing site-specific Natural Heritage System management practices; or
- (iv) have a negative impact on the ecological linkage functions of the lands within 120 metres of the feature.

Where components of the Township's natural environment are held in private ownership, nothing in this Plan requires that these lands be free and available for public use, and the identification of these lands will not oblige the Township, or other public agencies to purchase these lands.

(f) A hydrogeological assessment, completed to the satisfaction of the Local Municipality and/or Conservation Authority, shall be required with any application proposing development:

- (i) within 120 metres of a provincially significant wetland;
- (ii) within 120 metres of a wetland with an area of more than two hectares; or
- (iii) within 30 metres of a locally significant wetland.

Applications for proposals requiring access to significant amounts of groundwater or surface water from streams or ponds will only be considered by the Township where the applicant has illustrated that the Ministry of Environment has been consulted, and that the Ministry has not ruled out possible consideration of an application for a water taking permit.

2.2.3 Natural Hazards Policies

Natural Hazards are often associated with environmental features of the Natural Heritage System and reflect the dynamic nature of these features. Such hazards are flood prone lands, steep slopes, and unstable soils often associated with wetlands. Natural Hazards in the Township include steep and

unstable slope hazards, erosion hazards, unstable soils, and regulated watercourses, inland lakes and flooding hazards.

Natural Hazards are shown on Schedule “B” to this Plan. The Regulation Limits within which the two Conservation Authorities in the Township, the Ausable Bayfield Conservation Authority and the St. Clair Region Conservation Authority, have jurisdiction are identified on Schedule “B” but should be interpreted as part of the Natural Hazards shown on that Schedule. Natural Hazards are considered part of the Natural Environment in the Township.

(a) Floodplain Areas

The Township is located within the jurisdiction of two conservation authorities; the Ausable Bayfield and the St. Clair Region. Both conservation authorities, in co-operation with the watershed municipalities, has designated the Hurricane Hazel storm event as the regulatory floodplain standard that is appropriate for the physical condition of the watersheds. A “one zone” floodplain management system is generally used within the municipality. The one zone approach prohibits development within the floodplain and means an approach whereby development within the entire floodplain, as defined is prohibited. The Conservation Authority Regulated Areas have been delineated on Schedule B.

(b) Regulated Area:

The extent of the Regulated Area by the Conservation Authorities under Conservation Authority Regulation Limits are defined in Ontario Regulation 41/24 147/06 for both the Ausable Bayfield Conservation Authority and 171/06 for the St. Clair Region Conservation Authority is shown on Schedule B under the *Conservation Authorities Act*. The Regulation Limit represents a compilation of information from various sources, including engineered floodplain mapping, estimated floodplain mapping, and information used to determine the erosion hazard limit. The Conservation Authority Regulations provide a consistent application in the prevention of loss of life and property damage from flooding and erosion, as well as enhancing natural resources. The presence of the Regulation on land means that written approval from the applicable Conservation Authority may be required in order to develop, which includes construction, grading or filling or the alteration of any watercourse.

The Township uses a “one-zone” concept for floodplain management, which is the approach that is generally used across the County. The one-zone approach prohibits development within the entire floodplain, which is defined according to the Hurricane Hazel Flood Event Standard. The Province has designated the Hurricane Hazel Flood Event Standard as the regulatory floodplain standard that is appropriate for the physical condition of the watersheds. The Hurricane Hazel Flood Event Standard is defined in the Schedules to the Regulations cited above.

(a) Development and site alteration shall generally be directed to areas outside of Natural Hazards, areas that would be rendered inaccessible to people and vehicles during times of flooding

hazards, or erosion hazards or within a floodway regardless of whether the area contains high points of land not subject to flooding.

(b) No development shall be permitted within the Regulation Limits unless permission for development has been granted by the Conservation Authority having jurisdiction in the area.

(c) No person shall alter, divert, or interfere with the existing channel of a watercourse, and no person shall change or interfere with a wetland, without written permission from the Conservation Authority having jurisdiction in the area.

(d) Where more detailed or more precise information becomes available, the limits of the Natural Hazards shown on Schedule “B” to this Plan may be adjusted without requiring an amendment to this Official Plan.

(e) The precise limits of lands considered hazardous shall be determined at the time of development, or on an as-required basis using the most recent mapping of the Conservation Authority having jurisdiction, a site inspection, and/or supporting technical studies which includes more detailed mapping provided by the proponent.

(f) Development and site alteration may be permitted in those portions of a Natural Hazard where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards, provided that a DAR has been completed and demonstrates and all of the following to the satisfaction of the Township, the County, and the appropriate Conservation Authority:

(i) the proposed development or site alteration will be carried out in accordance with floodproofing standards, protection works standards, and access standards;

(ii) people and vehicles have a way of safely entering and exiting the subject area during times of flooding, erosion, or other emergencies;

(iii) the proposed development or site alteration will not create a new hazard or aggravate an existing hazard; and

(iv) the proposed development or site alteration will not result in any adverse impacts on the Natural Environment.

(g) Notwithstanding Clause (f), development shall not be permitted to locate in a Natural Hazard where the use is:

(i) an institutional use, including hospitals, long-term care homes, retirement homes, preschools, school nurseries, day-care centres, and schools;

- (ii) an essential emergency service, such as that provided by fire, police, and ambulance stations and by electrical substations; or
- (iii) a use associated with the disposal, manufacture, treatment, or storage of hazardous substances.
- (h) The implementing Zoning By-law will require all buildings and structures to be appropriately set back from Natural Hazards, based on the kind, extent, and severity of existing and potential hazards to public safety and infrastructure.
- (a) The required setbacks referred to in Clause (h) may give special consideration to buildings and structures associated with an agricultural use, in the interest of maintaining the viability of existing agricultural operations, provided that such special consideration does not compromise the safety of such buildings and structures or their occupants.

Developments or site alterations proposed within these areas or on adjacent land may be subject to the completion of a DAR acceptable to the Township following a review by the conservation authority. This DAR will evaluate the land in question and the proposed development on the basis of appropriate risk management and natural resource management. Development may be permitted if the DAR establishes to the satisfaction of the Township that risk issues can and will be adequately addressed. Any development permitted within the flood/fill regulated areas as shown on Schedule “B” will require a permit from the appropriate conservation authority.

2.2.4 Groundwater Features

Groundwater Features consist of significant groundwater recharge areas, highly vulnerable aquifers, and wellhead protection areas (WHPAs). While these features and areas are considered part of the Natural Environment in Middlesex County and in the Township of Adelaide Metcalfe, will be shown through a future amendment to Schedule “B” to this Official Plan. (There are no WHPAs in the Township, as these are areas surrounding wells that supply a municipal drinking water system.) The features to be shown on Schedule “B” are those identified as vulnerable areas in the Ausable Bayfield Source Protection Plan and the Thames–Sydenham & Region Source Protection Plan.

Further policies regarding the protection of groundwater resources in the Township can be found in Section 2.10 of this Plan.

- (a) The development of public and private uses shall be undertaken in accordance with Section 2.10 of this Official Plan.
- (b) Applications proposing development within or adjacent to the Groundwater Features to be shown on Schedule “B” to this Plan shall be required to include a Development Assessment Report.

- (c) All new development shall employ stormwater management principles that ensure post-development flows are no greater than pre-development flows of surface runoff will be used.
- (d) Surface water infiltration will be encouraged where appropriate to recharge groundwater resources.
- (e) The Township will only consider applications that propose the taking of, or that otherwise require access to, significant amounts of groundwater or surface water from streams or ponds if the applicant has demonstrated that the Ministry of the Environment has been consulted regarding the proposal and has not ruled out possible consideration of an application for a water-taking permit.

2.2.5 ~~2.2.4~~ Development Assessment Reports

Applications proposing development within or adjacent to any part of the Natural Environment in the Township will be required to submit a Development Assessment Report (DAR) to identify and assess the impacts of the proposed development on the Natural Environment. DARs required by this Plan are to be submitted to and approved by the Township.

- (a) The Township shall evaluate all DARs in consultation with the County, the Province, and any Conservation Authority having jurisdiction in the area that is the subject of the application.
- (b) Any DAR submitted in support of a development application shall include:
 - (i) a description of the proposed development;
 - (ii) a description of the features of the Natural Environment that could be affected by the proposed development and of their ecological and hydrological functions;
 - (iii) a description of the potential impacts of the proposed development on the features identified; and
 - (iv) recommendations regarding appropriate measures to be implemented to prevent or mitigate any negative impacts on the Natural Environment resulting from the proposed development.
- (c) The Township may develop more specific guidelines for the preparation of DARs, including more detailed content requirements.

Development Assessment Reports (DAR) required by this Plan are to be submitted to and approved by the Township. The Township shall consult with the County and the conservation authorities as part of its evaluation. The Township may develop more specific guidelines for the preparation of DAR's; however, in the interim the Township will use the Guidelines for Development Assessment Reports,

July 2000, prepared by the County of Middlesex Planning and Economic Development Department.

2.2.5 — Extent of Adjacent Land

Adjacent land is that area next to the Natural Environment Areas as shown on Schedules “A-1” and “A-2.” DAR’s will be prepared to determine and properly consider the impacts of development or site alteration within the adjacent land of the natural environment features as defined in Figure 1.

Figure 1: Natural Environment Adjacent Land

Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas	All Wetlands and adjacent lands	As identified by the Ministry of Natural Resources	120 metres of individual wetland area or land connecting individual wetlands within complexes	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.
	Significant habitat of endangered or threatened species	As identified by the Ministry of Natural Resources	100 metres	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.

	Floodplains and flood prone areas mapped and/or regulated by a Conservation Authority	Conservation Authority Regulated Area	50 metres	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.
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Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas Continued	Significant Woodlands and ANSI's	Woodlands as shown on Schedule B	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.
	Significant Wildlife Habitat	Ministry of Natural Resources	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.
	Significant Valley Lands	Conservation Authority Regulated Area	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.

Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas Continued	Fish Habitat	A setback of 30 metres from the high water edge of an aquatic habitat or as defined through the DAR process	30 metres from the highwater mark	Development not permitted within feature. On adjacent land DAR demonstrates there will be no harmful disruption or destruction of habitat on which the fishery depends on either directly or indirectly; or where an authorization has been obtained under the Fisheries Act.
Natural Heritage System <i>(Means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state)</i>		Natural Heritage Features and Areas	Based on most restrictive element of Natural Heritage Feature and Area	Development not permitted within Natural Heritage System. On adjacent land DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.

2.2.6 Stewardship

The Township encourages stewardship by landowners and farm management initiatives practices that strive to protect and enhance natural environment features support the wise management of agricultural and water resources, improve water quality, reduce soil erosion and increase the amount and variety of natural vegetation species, promote the preservation and enhancement of natural areas and the natural linkages and corridors between them, and protect, restore, and improve the overall health and integrity of the natural environment.

~~The Township encourages a wide variety of stewardship options to assist and encourage landowners to manage their natural resources. These programs should be established in partnership with land owners, to meet their needs. These programs may include land owner contacts, conservation easements, land trusts, tax incentives and rights of way to preserve, enhance and access natural areas, and to preserve and enhance the interconnecting natural linkages and corridors among and between natural environment areas.~~

(a) The Township will encourage a wide variety of stewardship programs, including landowner contracts, conservation easements, land trusts, tax incentives, and rights-of-way, to assist and encourage landowners in managing and protecting the natural resources and natural features on their properties.

(b) Stewardship programs should be established in partnership with landowners to ensure their needs are addressed.

(c) The Township encourages the safe and effective management of land-applied nutrient-containing materials, such as manure, septage, and biosolids, in a manner that supports agriculture while protecting the natural environment and surface water and groundwater sources.

(d) Biosolids shall be stored in a manner that ensures the protection of watercourses and the natural environment and that mitigates any potential conflicts with adjacent land uses.

(e) The processing or storage of predominantly non-agricultural source materials for the purpose of distribution is considered an industrial land use and shall therefore be subject to site plan control in order to mitigate land use conflicts and to address matters such as setbacks, buffering, screening, and stormwater management.

2.3 Population Growth

Data from Statistics Canada between the census years 2001 and 2021 show that the population of the Township of Adelaide Metcalfe has been relatively stable over the past twenty years. The population of the Township was 3,011 persons, according to the 2021 Census, which represents a slight decrease from the 2001 population of 3,149 persons but which reflects a small amount of growth from a low of 2,990 persons in the 2016 Census.

~~The population of the Township has remained relatively stable between the census years 1976 and 2001. The combined 2001 population for Adelaide Metcalfe was 3,149 persons representing a slow but stable~~

growth.

The most recent population projections for the County of Middlesex are presented in a report from early April 25, 2025 entitled “Growth Analysis Update,” prepared by Watson & Associates Economists. The population projections were prepared for a 30-year period based on the Ministry of Finance’s Fall 2024 Population Projections as per the policies of the Provincial Planning Statement. While four population growth scenarios were prepared at the County level, the Medium-High growth scenario reflects the Ministry of Finance Fall 2024 Population Projections.

The County of Middlesex undertook population projections as outlined in the 2003 report entitled County of Middlesex Population Projection, 2001–2026 prepared by Marshall Macklin Monaghan. These population projections reviewed three growth scenarios; Low (population stable at current levels), Reference (population estimates based on Ministry of Finance projections with consideration for migration patterns) and High (based on Provincial population forecasts). Population projections starting with 2001 census data are as follows utilizing these scenarios:

According to the Medium-High growth scenario, the population projections for the Township from 2021 to 2056 are as shown in the Table 2.1 below.

Table 2.1 – Population Projections (2021-2056)

Growth Scenario	2021	2026	2031	2036	2041	2046	2051	2056
Medium-High	3,100	3,200	3,400	3,600	3,900	4,200	4,500	4,700

Population Projections

Year	2001	2006	2011	2016	2021	2026
Low	3149	3225	3286	3161	3085	3004
reference	3149	3248	3332	3253	3222	3228
High	3149	3329	3497	3593	3739	4138

As can be seen from the projections above the population of Adelaide Metcalfe is expected to be fairly stable. The low growth estimate sees a decline in population of approximately 145 people over the next 20 years, while the high projection sees an increase of population of almost 1,000 persons over the next 20 years. County Council determined that the High Growth Scenario is the most likely to occur. Therefore, with the High Growth scenario Adelaide Metcalfe could see a potential increase in the population of approximately 1,000 persons.

The projections above indicate a growth rate of approximately 1.2% annually or a total growth rate

Despite the differences in the population projections it is still expected that for the planning horizon of the Official Plan the population is expected to remain stable or grow modestly.

The population of Adelaide-Metcalfe is anticipated to grow at an annual rate of 1.2% per year over the next 30 years, which is much higher than the growth rate observed over the past 20-year Census period.

2.4 Housing and Development

The number of households in the Township has remained relatively stable over the past twenty years, according to Census data from Statistics Canada. The most recent housing projections for the County of Middlesex are presented in a report dated April 25, 2025 entitled "Growth Analysis Update," prepared by Watson & Associates Economists. The housing projections were prepared for a 30-year period based on the Ministry of Finance's Fall 2024 Population Projections as per the policies of the Provincial Planning Statement. While four growth scenarios were prepared at the County level, the Medium-High growth scenario reflects the Ministry of Finance Fall 2024 Population Projections. The forecasts for the Township of Adelaide Metcalfe are shown in Table 2.2 below. increased even during periods of declining populations. This trend has been evident for some time and mirrors a province wide trend to smaller household size and changing family characteristics related to household formation. Therefore, the demand for housing in the Township of Adelaide Metcalfe is expected to continue to grow.

Table 2.2 – Housing forecasts, 2021–2056								
	Total households by year							
Growth Scenario	2021	2026	2031	2036	2041	2046	2051	2056
Medium-High	1,000	1,060	1,130	1,210	1,320	1,440	1,560	1,660

Based on the Ministry of Finance's Fall 2024 Population Projections and the policies of the Provincial Planning Statement, the "Medium-High" growth scenario has been adopted for planning purposes. This scenario would see the number of households increase by 660 from 2021 to 2056, an average of 18.9 additional households per year. Considered alongside the population projections shown in Table 2.1, this scenario would see the average household size in the Township decrease from 3.09 people per household in 2021 to about 2.69 people per household in 2056. This is consistent with broader trends expected across Middlesex County.

Due to the moderate In light of modest population and household growth anticipated in the Township, and there is an adequate supply of existing lots and land designated for residential purposes to meet the Township's needs during the planning period to the horizon of this Plan. Therefore, it is not expected that any expansions to settlement areas for residential purposes are not to accommodate new residential

development will be required. ~~Minor adjustments to settlement boundaries to accommodate orderly development will not require an Official Plan Amendment.~~

~~The greatest constraint on residential development in the Township and The lack of municipal water and sewage systems is a constraint on the variety and density of housing which that can be provided in the Township~~ is the lack of municipal water and sewage services, which limits the amount and type of development permitted in accordance with the policies of the Provincial Planning Statement, 2024. ~~In addition, This is compounded by the fact that~~ soil conditions in many parts of the Township are ~~poor~~ inadequate for individual septic systems. ~~However, in accordance with the Provincial Planning Statement, and County of Middlesex Official Plan, Township Council shall encourage housing forms and densities designed to be affordable to moderate and lower income households. Nonetheless, the Township will encourage the provision of an appropriate mix of housing types, unit sizes, and tenures as one way to make housing attainable for more people and to help create complete, sustainable communities.~~

The County of Middlesex, in consultation with local municipalities, has established ~~a minimum an~~ intensification target of 15 percent ~~for~~, meaning that at least 15 percent of all development must occur through intensification and redevelopment within built-up areas. ~~While this target applies to all land uses, it will be specifically reflected in the Housing Policies of the Plan. With respect to housing, intensification means developing or redeveloping a property, site, or area that results in a net increase in the number of residential units on that property or site or in that area. Redevelopment means the creation of new units, uses, or lots on previously developed land in an existing community, including on brownfield sites (i.e., sites that could be contaminated in some way, often former industrial or commercial properties).~~

~~Residential intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation. Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.~~

~~The intensification and redevelopment target of 15 percent is sustainable over the 20 year planning horizon of the County Plan.~~

The County of Middlesex, in consultation with local municipalities, has ~~also~~ established ~~a minimum an~~ affordable housing target of 20 percent ~~for the provision of housing which is~~, meaning that at least 20 percent of all residential units must be provided as units that are affordable to low and moderate income households. ~~The County has determined that the least expensive option for the provision of affordable housing will be based upon the purchase price which is 10 percent below the average purchase price of a resale unit in the regional market area.~~

~~Development, whether residential or otherwise, should occur in the manner prescribed by this Plan. Urban uses defined as any non farm development within the agricultural area are undesirable and will be directed to settlement areas or industrial/commercial areas as designated in this Plan.~~

- (a) The Township will encourage the provision of an appropriate range and mix of housing types, tenures, and unit sizes.

- (b) The Township shall provide the County with regular summaries of the supply of vacant lands designated for future residential development at intervals of no more than five years.
- (c) The Township will cooperate with the County in monitoring residential growth and the consumption rates of residential lands.
- (d) The Township shall ensure that all of its decisions with regard to housing are made in a manner that supports the achievement of the County's intensification target of 15 percent and the County's affordable housing target of 20 percent.
- (e) Given the fact that development opportunities in the Township are limited, the achievement of the intensification target may be measured cumulatively over a period of years, rather than applying to development and redevelopment within each individual year.
- (f) It is the intent of this Plan to promote residential intensification and the provision of more affordable units by permitting the creation of additional residential units.
- (g) The Township will explore opportunities to use available lands in public ownership for the provision of affordable housing units.
- (h) Development, whether residential or otherwise, should occur in the manner prescribed by this Plan.

2.4.1 Additional Residential Units

The development of Additional Residential Units shall be permitted as a means of increasing the diversity and stock of rental and affordable housing, creating opportunities for aging in place, and as a source of supplementary income to homeowners. The Township will encourage the development of Additional Residential Units within existing residential areas and in new developments, where applicable.

Additional Residential Units (ARUs) shall be permitted in Settlement Areas as follows:

- (a) One (1) ARU may be permitted within a detached accessory building or structure and up to two (2) ARUs may be permitted within the principal dwelling provided that the total number of ARUs on the parcel does not exceed two (2). Additional Residential Units within a detached accessory building or structure shall not be permitted to be severed from the principal dwelling.
- (b) The Township's Comprehensive Zoning By-law shall include provisions to address the following matters:
 - (i) The provision of adequate access, including emergency access;
 - (ii) Confirmation of adequate water and wastewater. The colocation of water and wastewater

services is preferred. Where the colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the ARU, to the satisfaction of the Township;

- (iii) That the additional residential unit(s) be clearly subordinate in scale and function to the principal dwelling; and,
- (iv) That ARUs shall not be permitted within hazard lands as defined and regulated by conservation authorities, or on a portion of a lot that does not meet provincial access standards.

Garden suites, granny flats, and mobile homes are considered temporary uses and shall be evaluated as such.

Where a residential dwelling is permitted on a lot outside of Settlement Areas, up to two Additional Residential Units (ARUs) shall be permitted in accordance with the following:

- (a) A maximum of two (2) ARUs may be permitted on a lot outside of settlement areas, provided the lot is zoned to allow residential uses. These may consist of either two (2) ARUs within or attached to the principal dwelling, or one (1) ARU within or attached to the principal dwelling and one located in an accessory building;
- (b) To mitigate potential impacts on surrounding agricultural operations and to minimize the amount of land removed from agricultural production, an ARU located in an accessory building shall be clearly secondary and subordinate to the principal dwelling, and situated no more than 30 metres (98 feet) from the principal dwelling. The floor area of an ARU in an accessory building shall be based on the size of the principal dwelling as follows:
 - (i) Where the principal dwelling has a ground floor area of 1500 square feet (139 m²) or less, the ARU shall not exceed 75% of the gross floor area of the principal dwelling.
 - (ii) Where the principal dwelling has a ground floor area greater than 1500 square feet (139 m²), the ARU shall not exceed 75% of the gross floor area of the principal dwelling, to a maximum of 1,300 square feet (120 m²), whichever is less.
- (c) An ARU in an accessory building shall be located in a rear or interior side yard and shall be located within the established residential area on the lot that is generally comprised of the principal dwelling and accessory structures, outdoor amenity space, the driveway and on-site services;
- (d) An ARU shall use the same driveway as the principal dwelling and sufficient parking areas for occupant use and emergency services shall be provided;
- (e) Where a temporary use by-law exists to authorize two (2) single detached dwellings on a property for a specified period of time, applications to convert the older dwelling to an ARU will not be permitted;
- (f) The conversion of a principal dwelling on a lot to an ARU as a means to construct a larger dwelling on the lot shall only be permitted subject to the following criteria:

- (i) The existing dwelling shall have a ground floor area not exceeding 1500 square feet (140 square metres) at the time of application;
 - (ii) A new principal dwelling may be constructed on the same lot, provided that its gross floor area does not exceed 200% of the ground floor area of the existing dwelling to be converted to an ARU;
- (g) The proposal shall demonstrate that the existing dwelling is capable of being converted to an ARU in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal standards;
- (h) All other applicable policies of this Plan relating to location, servicing, access, and compatibility shall continue to apply;
- (i) Where a dwelling is proposed to be severed from an agricultural lot as a surplus farm dwelling, any associated ARU(s), and related services shall be fully contained on the proposed lot with the surplus farm dwelling;
- (j) The colocation of water and wastewater services is preferred. Where colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the ARU, to the satisfaction of the Township;
- (k) An ARU shall meet Minimum Distance Separation (MDS) I requirements and, to the extent feasible, should not be located closer to a neighbouring livestock operation than the existing principal dwelling unit;
- (l) ARUs shall generally not be permitted where a lot or dwelling already contains other accessory residential dwellings (garden suites) and/or uses, including: a group home, boarding or lodging house; or a home occupation that is characterized by higher occupancy, such as a bed and breakfast, a farm vacation, short term rental, or other similar use. Notwithstanding this, ARUs shall be permitted on a lot in addition to farm worker housing; and
- (m) An ARU shall not be permitted within hazard lands as defined and regulated by the Conservation Authorities, or on a portion of a lot that does not meet provincial access standards.

2.4.2 Garden Suites and Mobile Homes

The placement of a garden suite, as defined by the Planning Act, or mobile home, may be permitted on a lot where residential uses are permitted, provided such units are designed to be portable and removed from the lot, or readily converted to non-residential use, upon no longer being required for the intended occupancy. The lot shall be sufficiently large to accommodate the dwelling and its required services and be compatible with adjacent uses. A Temporary Use By-law shall be required in accordance with Section 39 of the Planning Act along with an agreement with the Township that addresses occupancy of the dwelling and its removal or conversion to other uses at the end of a 20-

year period. Such agreement may include the posting of financial security to ensure the garden suite is removed upon expiry of the temporary zoning. A garden suite shall not be permitted on a lot that contains an Additional Residential Unit contained in an accessory building.

2.5 Economic Development

The Township will support opportunities to create a stronger and more sustainable agricultural sector by:

- (a) recognizing agriculture as a cornerstone of the Township's economy and culture and as fundamental to the community's prosperity;
- (b) protecting Agricultural Areas for long-term agricultural use;
- (c) encouraging agricultural activities that prioritize local food production;
- (d) permitting on-farm diversified uses, including home occupations and agri-tourism uses, that are secondary to the principal agricultural use of the property;
- (e) permitting agriculture-related uses that serve and support nearby agricultural operations;
- (f) directing non-agricultural uses to locate in settlement areas; and
- (g) cooperating with Middlesex County to ensure the agricultural sector is supported by a healthy agri-food network, including regional infrastructure and transportation networks.

The Township will encourage the location of commercial and light industrial and service commercial uses that will serve the needs of residents and provide employment opportunities to locate in appropriately designated areas, particularly in Priority Employment Areas shown on Schedules "A-2" and "A-3" to this Plan, provided that such commercial and light dry industrial land uses:

- (a) are not noxious industries;
- (b) do not require a standard of service which the municipality is unable to provide;
- (c) will provide job opportunities to the residents of the Township;
- (d) will not utilize land designated for agricultural purposes;
- (e) can be located without adverse impacts on to existing development;
- (f) will conform to the policies of this Plan and the provisions of the Zoning By-law; and
- (g) can be located without adverse impacts on to the natural environment.
- (h) In order to ensure sensitive land uses do not adversely affect the viability of existing and future

~~employment industrial areas, the Township shall attempt to regulate sensitive land uses by requiring proposed sensitive land uses to be planned and developed so as to avoid or, if avoidance is not possible, to minimize and mitigate any potential adverse effects on the proposed use from existing or future employment areas, through various means including the provision of adequate separation between industrial and non-industrial land uses.~~

- ~~(i) Where the development of a sensitive land use is proposed adjacent to an employment area and avoidance in accordance with Clause 2.5(h) is not possible, the proposed development shall only be permitted if the following have been demonstrated:
 - ~~(i) there is an identified need for the proposed use;~~
 - ~~(ii) alternative locations for the proposed sensitive use have been evaluated and no reasonable alternative location has been found;~~
 - ~~(iii) adequate measures will be taken to minimize and mitigate adverse effects on the proposed sensitive use; and~~
 - ~~(iv) any potential impacts on employment uses adjacent to the proposed development will be minimized and mitigated.~~~~
- ~~(j) The Township shall ensure that industrial operations comply with the Ministry of the Environment Standards.~~
- ~~(k) The Township will consider identifying and protecting future industrial or employment areas that are not currently designated for such purpose beyond the planning horizon consistent with the Provincial Planning Statement.~~
- ~~(l) The Township will support the County as it makes regular updates to its inventory of employment lands to facilitate time sensitive responses to potential investors on the availability of suitable sites. The Township will encourage the provision of commercial facilities to serve the needs of its residents. Commercial uses will be encouraged to locate within designated areas.~~

2.6 Community Improvement

~~Community Improvement Policies are intended to encourage the enhancement of existing areas by improvements to private properties, streets, sidewalks, parks and other physical aspects of defined area(s) of the Township. In all cases private investment shall be encouraged by these policies in addition to funding from the Province, the County and/or Township as provided for in Section 28 of the Planning Act.~~

~~Council may undertake a study to evaluate areas of the Township to be included within a Community Improvement Area. This study will be evaluated on the following basis:~~

- ~~(a) A significant portion of the housing stock that is in need of rehabilitation;~~
- ~~(b) A deficiency or deterioration in municipal services including roads, curbs, sidewalks or street~~

~~lighting;~~

~~(c) A deficiency or deterioration in public recreation facilities and public open space; and,~~

~~(d) All matters related to Community Improvement as defined in Section 28 (1) of the Planning Act~~

~~Council may designate one or more Community Improvement Areas by by law.~~

~~Council may achieve its Community Improvement objectives by adoption and enforcement of a Maintenance and Occupancy Standards By law.~~

~~Council may, where necessary, acquire land to provide services, improve certain facilities and provide incentives for the remediation of contaminated sites.~~

2.6 Cultural Heritage Resources

The Township of Adelaide Metcalfe is known to have significant archaeological sites and potentially significant built heritage resources, particularly in the vicinity of the Sydenham River Basin. The Township recognizes ~~the importance the desirability and value of preserving buildings, structures and sites of historical and/or cultural heritage value or interest merit, and encourages the identification, conservation, protection, restoration, maintenance, and enhancement of cultural heritage resources.~~ The Township will rely on the County of Middlesex to identify development proposals that could affect cultural heritage resources within the Township. The nature and scope of any assessments or studies required will be determined by the Township during pre-submission consultation.

~~Significant built heritage resources and significant cultural heritage landscapes shall be conserved.~~

~~(a) All new development shall conserve cultural heritage resources, and where appropriate, shall incorporate these resources into any new development plans.~~

~~(b) All new development will be planned in a manner that preserves and enhances the context in which cultural heritage resources are situated.~~

~~(c) Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site.~~

~~(d) Where significant archaeological resources must be preserved on site, only no development and site alteration is permitted unless the site's heritage value and integrity will be maintained which maintain the heritage integrity of the site may be permitted.~~

~~(e) The Township shall engage and partner with Indigenous communities and shall consider their interests in the conservation of cultural heritage resources and archaeological resources.~~

~~(f) Development and site alteration may shall only be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it~~

has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

- (g) Development or site alteration occurring adjacent to a protected heritage property may be required to incorporate mitigative measures and/or alternative development approaches may be required in order to conserve the any heritage attributes of the protected heritage property that could be affected by the adjacent development or site alteration.
- (h) Council may, through the evaluation of development applications require a heritage impact assessment report to identify significant cultural heritage resources.
- (i) Council may seek to protect significant cultural heritage resources through zoning by-law provisions and/or as conditions of approval of a plan of subdivision or consent as set out in the Planning Act.
- (j) Council may establish a Municipal Heritage Committee by passing a by-law under Section 28 of the Ontario Heritage Act also consider the establishment of a heritage advisory committee or LACAC to advise Council on matters of cultural heritage resources.

~~The Township will rely on the County of Middlesex to identify development proposals that may adversely impact the cultural heritage resources within the Township. The Township will determine what assessments are required.~~

2.7 Oil, Gas and Salt Resources

Known petroleum resources in the Township are shown on Schedule E of the County of Middlesex Official Plan and are to be shown through a future amendment to add a new Schedule “D” to this Official Plan. All exploration and production activities related to oil, gas and salt resources are subject to the *Oil, Gas and Salt Resources Act* and to the regulations under that Act.

- (a) The exploration for and the production of oil, gas and salt resources, including related buildings, structures, pipelines and related facilities shall be permitted in all land use designations but shall not be permitted in the Settlement Areas shown on Schedules “A-1”, “A-2”, and “A-3” to this Official Plan except Urban, Community and Hamlet Areas and Natural Environment Areas as shown on Schedules “A 1” and “A 2.” All exploration and production activities are to be in compliance with the Oil, Gas and Salt Resources Act, and regulations thereto.
- (b) Where the Natural Environment policies of this Plan affect potential activities related to petroleum resources, the Township shall consult with the County and the Province regarding mechanisms to evaluate the value of competing resources and to minimize conflicts between competing policy objectives.
- (c) Development and activities in the areas of known resources will be shown on Schedule “D” to this Plan or on adjacent lands that would hinder or preclude the establishment of new operations or

access to the resources shall not be permitted unless it has been demonstrated that:

- (i) the use of resources on the lands in questions would not be feasible or is superseded, in terms of the greater long-term public interest, by the proposed land use or development; and
- (ii) issues regarding public health, public safety, and environmental impacts have been addressed.
- (d) The Township shall support the subsurface storage of oil, gas and salt resources, subject to Provincial regulations, so long as they such storage and related activities do not adversely affect surface development rights as set out in this Plan.
- (e) The Township shall ~~also~~ support the proper disposal of oil field brines, in accordance with Provincial regulations.
- (f) New development shall be set back 75 metres from existing wells. This that being the setback specified in Section 10.2 of is the 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.
- (g) New wells and associated works will be prohibited from causing any surface or ecological disturbance to the Provincially Significant Wetlands, Environmentally Significant Areas and Regionally Significant Wetlands shown on Schedule “B” ~~of to~~ this Plan.
- (h) Where forest cover ~~is~~ has been removed to facilitate exploration, ~~or~~ production, or related activities, of oil, gas or salt resources it shall be replaced at a location specified by the landowner, unless no such location is suitable for tree cover, wherein in which case the Township may specify a location.
- (i) Upon cessation of production, extraction, and related activities have ceased, well sites and locations of associated works shall be rehabilitated to accommodate those uses permitted in the land use designation in which ~~permit uses set out in the land use designation where~~ the well sites are located.
- (j) In the Agricultural Area designation rehabilitation shall restore the site so it can be used for agricultural purposes.
- (k) As a condition of approving subsequent development on former petroleum resource areas, the municipality will require that improperly abandoned wells that are known or discovered on the land during development be properly plugged, capped or otherwise made safe in accordance with Provincial requirements.
- (l) Buildings and structures shall be located away from possible well sites, unless it has been demonstrated ~~can be proven~~ that development can safely occur.

- (m) If sites of former works are discovered, these locations shall be restored, assessed and remediated before any development activity may proceed ~~rehabilitated prior to development proceeding.~~

2.8 Mineral Aggregate Resources

The Township of Adelaide Metcalfe has limited mineral aggregate resource potential. ~~Mapping which that identifies those areas within the Township with mineral aggregate potential has not to date been undertaken by the Ministry of Natural Resources. When mapping becomes available, Schedule “CE” of the County Official Plan currently identifies mineral aggregate resource potential and future schedule “D” to this Official Plan will be amended to identify mineral aggregate resource potential within the Township. When Schedule “C” is amended, The Township will have regard for the aggregate resource policies of the County Official Plan. Where such mapping shows the presence of mineral aggregate resources, it is the intent of this Official Plan that those resources be protected for long-term use.~~

Existing mineral aggregate operations are identified by the “Aggregate Extraction” designation shown on Schedule “A-1” to ~~designated in this~~ Official Plan.

a) ~~The establishment or expansion of a new pit or quarry~~ an aggregate operation shall require an ~~Official Plan Amendment and Zoning By-law Amendment~~ subject to the criteria set out in section 3.67 of this Plan.

b) Where an area is shown on Schedule “D” to this Plan as having known mineral aggregate resources, no development or activities that would hinder or preclude the establishment of new operations or access to the resources shall be permitted in that area or on adjacent lands unless it has been demonstrated that:

(i) the use of resources on the lands in questions would not be feasible;

(ii) the proposed land use or development serves a greater long-term public interest; and

(iii) issues regarding public health, public safety, and environmental impacts have been addressed.

c) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction.

d) Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

Extraction in Prime Agricultural Areas

e) In the Agricultural Area designation, the prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use, provided that impacts from any new or expanding operation on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance. In addition, 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. rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.~~

~~On these prime agricultural lands, complete agricultural rehabilitation is not required if:~~

~~f) Rehabilitation to an agricultural condition is not required if:~~

~~(i) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and~~

~~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;~~

~~(ii) 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 7 soils, 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; and~~

~~ii) agricultural rehabilitation in remaining areas is maximized.~~

2.9 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

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 ~~that~~ ~~which~~ have been determined to be incompatible with extraction and associated activities.

2.10 Groundwater Management and Protection

Groundwater is a major source of water for domestic, industrial, commercial and agricultural uses in the Township of Adelaide Metcalfe and it is imperative that this resource be protected in order to ensure a sustainable and safe supply to those that rely on it.

~~The Middlesex Elgin Groundwater Study, Final Report July 2004 shall be utilized as a reference document for maintaining and protecting Groundwater. In addition, the Township shall encourage and support development and redevelopment that:~~

~~(a) Promotes water conservation practices, including the efficient and sustainable use of water resources;~~

~~(b) Provides stormwater management practices that minimize stormwater volumes and contaminant~~

loads.

It is the intent of this Plan that all development in the Township be subject to the following policies to ensure that water quality and quantity are not adversely affected.

The development of public and private uses shall be undertaken in a manner that ensures such development will not:

- (a) significantly alter groundwater recharge or discharge;
- (b) impair the quality of groundwater or of surface water; or
- (c) negatively impact municipal groundwater supply.
- (d) Because maintaining a sustainable groundwater supply is a priority for the Township, the Township shall endeavor to:
- (e) ensure land use decisions advance water conservation efforts and support the efficient and sustainable use of water resources;
- (f) promote efficient and sustainable use of water resources that maintain and enhance water quantity and quality through the retention of vegetation or through re-naturalization;
- (g) encourage agricultural practices that protect water resources;
- (h) promote sustainable stormwater management practices that protect for, or where feasible enhance, water quality and water quantity control; that minimize stormwater volumes and contaminant loads; and that maintain or increase the extent of vegetative and pervious surfaces;
- (i) identify water resource systems (consisting of groundwater features, hydrologic functions, natural heritage features and areas, and surface water features), which are necessary for the ecological and hydrological integrity of the watershed;
- (j) maintain linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features;
- (k) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers, and headwaters;
- (l) work cooperatively with Conservation Authorities and Provincial Ministries regarding land management issues within the watersheds in the Township;
- (m) ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;
- (n) ensure that development meets provincial objectives for water quality;
- (o) ensure levels of wastewater treatment that are appropriate for the size, location, and scale of development anticipated;

- (p) protect wetlands and areas that make significant contributions to groundwater recharge;
- (q) ensure that base flow rates needed to protect streams, fisheries, and wetlands are maintained;
- (r) implement necessary restrictions on development and site alteration to protect municipal drinking water supplies, vulnerable areas, and sensitive surface and groundwater features; and
- (s) improve or restore sensitive surface and groundwater features through restrictions on development and site alteration and low-impact development approaches, where necessary.

2.11 Energy and Air Quality

The Township shall support energy conservation and efficiency, ~~and~~ improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns ~~that~~ which:

- (a) promote compact form within designated Settlement ~~urban~~ Areas;
- (b) improve the mix of employment and housing uses to shorten commute journeys, ~~and~~ decrease ~~transportation~~ congestion, and promote the use of active transportation, where practical; and
- (c) promote design and orientation which maximize the use of alternative or renewable energy, such as solar, ~~and~~ wind, and geothermal energy, and the mitigating effects of vegetation and green infrastructure.
- (d) The Township will encourage the development of renewable energy systems and alternative energy systems to accommodate current and future needs in accordance with the County Official Plan and with Provincial policy and regulations.
- (e) Alternative energy systems and renewable energy systems should be planned, designed, and constructed to minimize impacts on sensitive land uses and on cultural heritage resources by incorporating appropriate setbacks.

3.0 LAND USE POLICIES

3.1 Agricultural Areas

~~3.1.1 Objectives~~

Agriculture is the predominant use of land in the Township of Adelaide Metcalfe. The protection of the agricultural ~~system land base~~ is of primary importance for the maintenance of the economic and social fabric of the community. ~~Prime High-capability~~ agricultural land as defined in the Provincial ~~Policy Planning~~ Statement predominates across the Township. ~~Lands with Lower capability land to support agriculture are~~ is generally limited to wetlands and valley land associated with the major watercourses.

Prime agricultural areas are identified by the “Agricultural Area” designation on Schedules “A-1” and “A-2” to this Plan, which comprises all lands in the Township outside of Settlement Areas, including lands to which the Natural Environment and Aggregate Extraction overlay designations apply. All lands designated Agricultural Area are considered prime agricultural areas, as that term is defined in the Provincial Planning Statement, 2024.

There are existing vacant lots in the Township’s Agricultural Areas that were previously created for residential purposes. In accordance with the Provincial Planning Statement, the creation of a new residential lot is not permitted in the Agricultural Area designation, except in accordance with Clause 3.1.7(i) below. Existing residential uses may be permitted as lawfully existing non-conforming uses, but new residential uses are not permitted in the Agricultural Area designation, except for primary residences associated with an agricultural operation and additional farm residences in accordance with Subsection 3.1.2 below.

3.1.1 Permitted Uses

- (a) The primary use of land within the Agricultural Area designation ~~areas designated agricultural areas on Schedules “A-1” and “A-2” of this Plan~~ shall be agricultural uses, farming which means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, in accordance with Section 3.1.2 of this Plan, when the size and nature of the operation requires additional employment. ~~includes the use of lands, buildings and structures for the growing of crops, including nursery and horticulture crops, raising of livestock, poultry and other animals, aquaculture, and agroforestry.~~

~~Existing institutional uses, such as places of worship, schools and cemeteries, are also permitted in the Agricultural designation.~~

(b) The following land uses may also be permitted in the Agricultural Area designation:

- i. ARUs, subject to the policies of Subsection 2.4.1;
- ii. Garden suites subject to the policies of Subsection 2.4.2
- iii. on-farm diversified uses and home occupations, including bed-and-breakfast establishments and agri-tourism uses, subject to the policies in Subsection 3.1.3;
- iv. agriculture-related uses, subject to the policies in Subsection 3.1.4;
- v. outdoor recreation uses, subject to the policies in Subsection 3.1.5;
- vi. the extraction of oil, gas and salt resources, subject to the policies in Section 2.7;
- vii. the extraction of mineral aggregate resources, subject to the policies in Section 2.8;
- viii. conservation, forestry uses, and public uses; and
- ix. existing institutional uses, such as places of worship, schools, and cemeteries.

(c) The establishment of a new non-agricultural use in the Agricultural Area designation, other than a use identified in Subclause (b) above, shall require an amendment to this Official Plan.

(d) Applications requesting an amendment to this Official Plan for the purpose of permitting a non-agricultural use in the Agricultural Area designation, other than a use identified in Subclause (b)(vi) above, shall only be approved if the proponent has demonstrated, to the satisfaction of Council, that:

- (i) there is an identified need for additional land to accommodate the proposed use;
- (ii) alternative locations for the proposed use have been evaluated,
- (iii) there are no reasonable alternative locations that avoid prime agricultural areas; and
- (iv) there are no reasonable alternative locations in prime agricultural areas with lower-priority agricultural lands;

(e) the proposed use will not:

- (i) detract from or adversely affect current or future agricultural operations;
- (ii) interfere with the viability of farm units;

- (iii) detract from the agricultural character of the community; or
- (iv) negatively impact the Natural Hazards or Natural Heritage System;
- (v) the proposed location does not comprise a specialty crop area; and
- (vi) the proposed use will comply with Minimum Distance Separation formulae.
- (f) For the purposes of Sub-subclause (d)(ii)(B) above, the priority of agricultural lands is established according to Canada Land Inventory (CLI) soil classes, with CLI Class 1 soils being highest priority, CLI Class 2 soils being second-highest priority, and so on.
- (g) New residential uses, other than farm residences established in accordance with Subsection 3.1.2 of this Plan, shall not be permitted in the Agricultural Area designation.
- (h) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility shall be achieved through avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the County and Township. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

3.1.2 Accessory Dwellings Farm Worker Housing

In addition to the primary farm residence, one accessory dwelling unit may be created through an addition to or the conversion of an existing farm residence.

A second separate dwelling may be permitted on a farm parcel subject to a temporary use by-law, as authorized by Section 39 of the Planning Act, to define a specific period of time for its use. Upon expiry of the temporary use by law, the second dwelling shall be removed. The provision of an adequate water supply and sanitary sewage disposal system that meets the requirements of the approval authority will also be required.

- (a) the erection or placement of additional dwellings on farm parcels for the purposes of permanent accommodation for farm help in the form of a converted dwelling or bunkhouse shall be permitted where the size or nature of the farm operation warrants additional dwellings. The establishment of permanent dwellings for farm help shall be permitted subject to a Zoning By-law Amendment and subject to the following criteria:
- (a) sufficient information must be provided which outlines how the type, scale, and/or size of the farm operation warrant the need for a permanent dwelling unit for farm help;

- (b) sufficient justification must be provided to show how any existing permanent dwelling units for farm help that are part of the farm operation cannot satisfy the housing needs of the farm operation;
- (c) sufficient justification must be provided to show how the location of the permanent dwelling unit for farm help makes efficient use of the existing services and infrastructure and how the location will not impact surrounding land uses. Preference will be given to close proximity to principal farm dwellings and the use of natural landscaping to buffer permanent farm dwelling units for farm help from surrounding land uses;
- (d) the permanent dwelling unit for farm help is of a minimum size and type that can accommodate Ontario building code requirements, and shall be no larger than necessary to accommodate the needs of the temporary farm labourers residing in the dwelling unit.
- (e) the permanent farm dwelling unit for farm help must demonstrate an adequate supply of potable water and sanitary sewage disposal system to the satisfaction of the authority having jurisdiction. Preference will be given to dwelling units which can make use of existing services; and, the permanent dwelling unit for farm accommodation must demonstrate how vehicular access will not contribute to any traffic-related hazards to the satisfaction of the appropriate road authority. Preference will be given to the use of existing driveways.
- (f) the permanent dwelling unit for farm help must demonstrate how vehicular access will not contribute to any traffic-related hazards to the satisfaction of the appropriate road authority. Preference will be given to the use of existing driveways.

The Township may require the applicant to enter into an agreement relating to such matters as location, maintenance, buffering, removal and period of occupancy of any dwellings, as well as any other matters deemed appropriate to ensure that the dwelling is used for its intended purpose of providing housing for farm labourers.

3.1.3 On-Farm Businesses and Home Businesses Diversified Uses

On Farm Businesses and Home Businesses may be permitted on farm parcels provided they are compatible with, and secondary to, the existing farm operations and are appropriately zoned to regulate the use, size and scale. On Farm Businesses may take place in a residence or in an accessory building such as a shed or a farm building. Severance of the farm business from the farm parcel will not be permitted.

- (a) On-farm diversified uses may be permitted in the Agricultural Area designation, provided that:
 - (a) the use is secondary to the principal agricultural use of the property on which it is located;
 - (b) the area occupied by the use is limited; and
 - (c) the use is compatible with, and will not hinder, surrounding agricultural operations.

- (b) For greater clarity, and without limiting the generality of the definition on-farm diversified uses include home occupations, bed-and-breakfast establishments, and agri-tourism uses.
- (c) The implementing Zoning By-law will establish regulations regarding the size and scale of on-farm diversified uses.
- (d) On-farm diversified uses, including home occupations, may be located in a residence or in an accessory building such as a shed or a farm building, subject to the regulations of the Zoning By-law.
- (e) Lot creation for an on-farm diversified use shall not be permitted.
- (f) Regardless of the specific nature of the use, an on-farm diversified use shall remain in the Agricultural Area designation.
- (g) On-farm diversified uses shall be developed in accordance with Provincial guidelines.

3.1.4 Bed and Breakfast/Farm Vacation Uses

Bed and breakfast establishments and farm vacation uses may be permitted on farm parcels provided they are associated with an existing farm operation and are appropriately zoned to regulate the scale of the use.

3.1.4 Agricultural-Related-Commercial and Industrial Uses

Agriculture-related uses are defined in the Provincial Planning Statement as farm-related commercial and farm-related industrial uses that are 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.

In addition to farming in areas designated Agricultural Areas, agricultural related commercial and industrial uses may be permitted on a separate parcel of land provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water service and shall be zoned and regulated by the use of separate zones in the Township's Zoning By-law.

Agriculture related uses is defined as follows: "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.

In all cases these agricultural related uses shall only be permitted where they are compatible with existing farm operations or otherwise will not reduce the ability of existing farm operations to operate or expand. The Minimum Distance Separation I (MDS-I) formula shall be used to determine compatibility with livestock facilities.

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- (a) Agriculture-related uses may be permitted in the Agricultural Area designation, provided that:
- (i) the agriculture-related use is compatible with surrounding agricultural operations and will not hinder those operations' ability to pursue their agricultural practices without impairment or inconvenience;
 - (ii) the use benefits from proximity to agricultural operations and cannot reasonably be located in a Settlement Area;
 - (iii) the use will maintain, or will not detract from, the agricultural character of the community; and
 - (iv) the use will comply with applicable Minimum Distance Separation formulae.
- (b) In considering appropriate locations for these uses, if such uses can not reasonably be located in urban areas and must be located in proximity to farming activities, the following criteria shall also apply:
- (i) the proposed use is located within or in close proximity to existing farm buildings to minimize the ~~and does not result in the~~ loss of Prime Agricultural Land;
 - (ii) the proposed use is compatible with existing or planned neighbouring land uses and, where necessary, shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks or physical buffers;
 - (iii) the impact of the proposed use, when considered alongside the cumulative impact of other uses in the area, will not undermine the agricultural nature of the area;
 - (iv) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
 - (v) the parcel of land ~~or parcel to be created~~ on which the proposed use will be located has adequate lot frontage and lot area for the proposed use, and the parcel size is limited to the area required for the proposed use; and,
 - (vi) services such as water supply, sanitary sewage disposal and storm~~water~~ drainage are adequate to serve the proposed use and meet the requirements of the approval authority and the Township.
- (c) The creation of a new lot for an agriculture-related use in the Agricultural Area designation may be permitted, provided that:
- (i) the lot created is limited to a minimum size needed to accommodate the proposed use and appropriate sewage and water services;
 - (ii) the lot created will have adequate lot frontage; and
 - (iii) both the lot created and the remnant parcel will have direct access to a public road meeting the appropriate standards of the road authority.
-

(d) The implementing Zoning By-law will establish regulations relating to agriculture-related uses.

(e) All new agricultural-related uses will be required to submit site plans, grading and drainage plans and other drawings as authorized by Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.1.5 Outdoor Recreational Uses

Outdoor recreation uses may be permitted within the Agricultural Areas designation but shall be limited to passive recreational uses that do not require permanent buildings or parking areas, do not alter the topography or vegetation of the site, and do not require the creation of a new lot, severance of farm parcels that would render them unusable for farming such Such uses may include as public parks and conservation areas. All such uses must meet the requirements of the Minimum Distance Separation I (MDS I) formulae to ensure compatibility with existing livestock facilities.

3.1.6 Minimum Distance Separation (MDS)

All development, including the expansion of existing or the establishment of any non-agricultural uses, and the expansion of existing or the establishment of any new livestock facilities, and the expansion of an existing use or facility shall meet the requirements of the Minimum Distance Separation formulae. The Township's Comprehensive Zoning By-law shall contain provisions that implement the Minimum Distance Separation formulae.

3.1.7 ~~Agricultural Consent Policies~~ Lot Creation in Agricultural Areas

It is the policy of this Plan to discourage the fragmentation division of farms into smaller holdings, to encourage continued farm use, to support the assembling of agricultural land holdings into more efficient or more productive farming units, and to prohibit the severance of land for non-agricultural purposes.

3.1.7.1 The assembling and disassembling of agricultural land into more efficient or more productive farming units may be permitted. In considering applications to divide agricultural parcels, the following shall apply:

- a) the need to discourage the unwarranted fragmentation of farmland;
- b) the agricultural capability of the land;
- c) the type of agricultural activity engaged in and proposed to be engaged in;
- d) both the severed and retained parcels must be sufficiently large enough to permit flexible and viable farm operations over the long term.
- e) that the severed and retained parcels are both suitable for the type of

~~agriculture in the area and the farm size is appropriate to the type of agriculture proposed;~~

~~f) That the severed and retained parcels be sized such that there is sufficient space for a building envelope, sewage envelope and potable water supply;~~

~~g) The creation of agricultural parcels of less than 40 hectares shall generally be discouraged; and~~

(a) Consents to create new farm lots are discouraged where the result is the creation of a farm lot less than a typical Township lot of about 40 hectares.

(b) Consents for the creation of new farm lots shall be considered where:

(c) The size of both of the lands being severed and the lands being retained are appropriate to:

(i) the type of agriculture being engaged in or proposed to be engaged in; and

(ii) the type of agricultural activity and farm size common in the area.

(d) Both the lot created and the remnant parcel will be sufficiently large:

(iii) to avoid the unwanted fragmentation of farmland;

(iv) to accommodate viable farm operations over the long term; and

(v) to maintain flexibility to adapt to future changes in the type or size of agricultural operations.

3.1.7.2 ~~The severance of land for the purpose of creating lots for second farm dwellings or retirement lots shall not be permitted.~~

(e) A consent to create a new lot for an agriculture-related use may be permitted in accordance with Subsection 3.1.4 above.

3.1.7.3 ~~Technical severance for minor boundary adjustments, easements or other situations where an additional lot is not being created are permitted.~~

(f) Consents for legal or technical reasons, such as for minor boundary adjustments and easements, may be permitted provided that:

(i) The consent does not result in the creation of a non-viable farm parcel; and

(ii) Agricultural activities are not adversely affected.

3.1.7.4 ~~Severances for the purpose of an agricultural related commercial or industrial use as outlined in Section 3.1.6 are permitted.~~

3.1.7.5 ~~The Minimum Distance Separation I Formulae shall apply to all severances with the Agricultural designation.~~

(g) Lot creation in the Agricultural Area designation, including the creation of a new lot for an agricultural use, shall require an MDS I setback for both the lot created and the remnant parcel in accordance with Minimum Distance Separation (MDS) formulae.

(h) The creation of a new residential lot in the Agricultural Area designation, including the creation of a new lot for an additional farm residence, shall not be permitted, except in accordance with Clause (i) below.

(i) A consent to create a new lot for a residence rendered ~~The severance of dwellings~~ surplus to a farming operation as a result of farm consolidation shall be permitted provided the following criteria are ~~is~~ satisfied:

- a) (i) Farm consolidation occurs or has occurred through the acquisition of an additional farm parcel.
- b) (ii) The farming operation consists of at least two (2) farms. The farms can be located in different municipalities and the registered ownership of the farms need not necessarily be in the same name provided it is demonstrated that the farms are operated as a single farming operation.
- c) (iii) It is demonstrated that the dwelling is surplus to the needs of the farm operation.
- d) (iv) The dwelling was built prior to the timeframe specified by the County of Middlesex Official Plan.
- e) (v) The dwelling is habitable and in compliance with the Township's Property Standards By-law to the satisfaction of the Township's Chief Building Official.
- f) (vii) The proposed lot is the minimum size needed to accommodate the residential use and private on-site services in the form of potable water supply and a septic system. The loss of agricultural land shall also be avoided wherever possible when determining an appropriate lot size. Any substandard servicing shall be brought to the minimum standards to the satisfaction of the Township's Chief Building Official. The maximum lot size shall generally be no larger than 0.61 hectares (1.5 acres).
- g) (viii) Farm buildings deemed surplus to the needs of the farm or incompatible with the proposed residential lot if retained with the farm,

may require demolition or removal. Proximity to the residential use, proposed lot lines, compliance with Minimum Distance Separation (MDS I) and the structural condition of farm buildings shall be governing factors as to whether demolition or removal is required. Farm buildings shall not be included with the proposed residential lot unless deemed structurally sound and in good condition by the Township's Chief Building Official and provided they do not exceed the requirements implemented through the Township's Comprehensive Zoning By-law.

h) (ix) Agricultural uses including ~~t~~The raising of livestock shall be prohibited on the proposed residential lot and implemented through the Township's Comprehensive Zoning By-law.

i) ~~— New and~~ (x) independent vehicular accesses to both the lot to be severed and the remnant farm parcel shall be provided, if necessary.

j) ~~— Any new residential use is prohibited on the remnant farm parcel and implemented through the Township's Comprehensive Zoning By-law.~~

k) ~~— A notice is registered on the title of the proposed residential lot specifically notifying owners of normal farm practices, as outlined in the *Farming and Food Production Act, 1998*, as amended.~~

(j) The creation of a new lot for a residence rendered surplus to a farming operation as a result of farm consolidation shall require a site-specific amendment to the Township's Zoning By-law for the purposes of:

(i) placing the new residential lot in the "Surplus Dwelling" Zone or in a similar zone to prohibit the raising of livestock on the new lot and to establish standards regarding matters such as lot size, lot coverage, and accessory buildings and structures; and

(ii) placing the remnant farm parcel in the "Agriculture Only" Zone or in a similar zone to prohibit any new residential use on the remnant parcel and to establish any other appropriate standards or requirements.

3.1.8 Special Policy Areas

3.1.8.1 Restaurant and Convenience Store

Within Special Agricultural Policy Area 1, as shown on Schedule "A-1", a restaurant and convenience store are permitted.

3.1.8.2 Restaurant and Motel

Within Special Agricultural Policy Area 2, as shown on Schedule “A-1”, a restaurant and motel are permitted.

3.1.8.3 Rural Commercial Gas Bar and Motel

~~Within Special Agricultural Policy Area 3, as shown on Schedule “A-1”, a gas bar and motel are permitted.~~

Within Special Agricultural Policy Area 3, as shown on Schedule “A-1”, commercial uses including abattoir, accessory office within the main building, accessory retail, auction sales facility, farm equipment sales and service, wholesale and retail greenhouse, outdoor storage, and veterinary services, as defined in the Zoning By-law, are permitted.

3.1.8.4 Industrial Areas

Within Special Agricultural Policy Area 4, as shown on Schedule “A-1”, industrial activities including manufacturing, wholesaling, warehousing, distributing, repair, and servicing and storage of goods and materials are permitted. Bulk sales establishments such as farm fuel agents and building supply outlets, and accessory uses such as offices and factory retail outlets, may also be permitted.

Proposals for new development shall meet the following criteria:

- (a) existing or proposed services shall be adequate to serve the proposed development subject to the approval of the authority having jurisdiction;
- (b) vehicular access shall be available from a public road that is maintained year round subject to the approval of the authority having jurisdiction; and,
- (c) buffer planting, screening, and other landscaping will be required to minimize any potential conflicts with adjacent and neighbouring land uses and to create an attractive image for the area.

All site development or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township’s Site Plan Control By-law.

3.1.8.5 Campground and Trailer Park

Within Special Agricultural Policy Area 5, as shown on Schedule “A-1”, a campground and trailer park, as defined in the Zoning By-law, are permitted.

3.1.8.6 Rural Residential Site

Within Special Agricultural Policy Area 6, as shown on Schedule “A-1”, an individual building site is permitted for a single detached dwelling and an accessory home business, as permitted in the Zoning By-law.

3.1.8.7 Office and Maintenance Facility

Within Special Agricultural Policy Area 7, as shown on Schedule “A-1”, an administrative office building and maintenance facility are permitted.

3.1.8.8 Undersized Agricultural Property

Within Special Agricultural Policy Area 8, as shown on Schedule “A-1”, a total of 3 agricultural severances have been permitted from the property municipally known as 29539 Wilson Road, legally described as Part of Lot 3, Concession 2, N.E.R. Relief from former Official Plan Policy 3.1.9.1 h) which limits one severance from the Original Agricultural parcel has been granted. No further severances from this parcel shall be permitted.

3.1.8.9 Left intentionally blank

3.1.8.10 Farm Equipment Sales and Service Establishment

Within Special Agricultural Policy Area 10, as shown on Schedule “A-1”, a farm equipment sales and service establishment is permitted, as well as the existing single detached dwelling and agricultural uses

3.1.8.11 Assembly Hall and Farm Winery

Within Special Agricultural Policy Area 11, as shown on Schedule “A-1”, a specially defined “Assembly Hall” that would also include overnight accommodations within a single detached dwelling and a “Farm Winery”, as defined within the Zoning By-law are permitted, subject to obtaining a license from municipal ‘farm wedding/events licensing by-law’.

3.2 Settlement Areas

The Settlement Areas in the Township of Adelaide Metcalfe are organized in a hierarchy that consists of Urban Areas, Community Areas, and Hamlet Areas. Settlement Areas are shown on Schedules “A-1”, “A-2”, and “A-3” to this Plan.

It is the intent of this Official Plan that the majority of the growth in the Township over the planning period take place in the Urban Area and Community Area designations, with some limited growth taking place in Hamlet Areas.

(a) The Community Area delineated on Schedule “A-1” shall comprise the Township’s designated growth areas.

(b) Development may be permitted in Hamlets but shall be limited to infilling, the rounding out of the existing Hamlet boundary, and incremental extensions of the built up area, but only if such development takes place within the existing boundaries of the Hamlet Areas shown on Schedule “A-1” to this Plan.

(c) Urban uses, defined as any non-farm development, are undesirable in the Agricultural Area

designation and shall be directed to locate in the Settlement Areas delineated on Schedules “A-1”, “A-2”, and “A-3” to this Plan.

- (d) It is the goal of this Plan and of the County Official Plan that all future development in Settlement Areas be provided with full municipal water and sewer services, but other methods of servicing may be permitted on an interim basis:
- (i) to address failed individual on-site sewage services or individual on-site water services in an area of existing development, where necessary; or
 - (ii) to allow for infilling or minor rounding-out of existing development in a Settlement Area, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- (e) The expansion of the boundary of a Settlement Area, or the identification of a new Settlement Area, shall only be permitted through an amendment to this Plan and the applicant shall provide the necessary background information to justify the new or expanded Settlement Area. This information must address:
- (i) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, including an analysis of alternative growth directions to identify the most suitable approach for accommodating future development;
 - (ii) whether the proposal reflects a logical integration with local servicing master plans, including confirmation of the financial viability of expanding infrastructure and public service facilities to the new or expanded settlement area;
 - (iii) whether to conduct an options analysis reviewing alternative growth directions to determine how best to accommodate future development;
 - (iv) whether the proposed expansion or new settlement area will adversely impact or undermine achieving the Township’s intensification and redevelopment targets;
 - (v) whether there are potential impacts on the Natural Heritage and Natural Hazard System as a result of the expansion and that there will be no negative impacts on the system’s ecological features and functions;
 - (vi) whether the applicable lands comprise specialty crop areas;
 - (vii) the evaluation of alternative locations which avoid prime agricultural areas and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands;
 - (viii) whether the new or expanded settlement area complies with the minimum distance separation formulae;
 - (ix) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and

- (x) the new or expanded settlement area serves as a continuous and logical expansion to the existing built-up area and provides for the phased progression of urban development.

The population, housing, and employment forecasts in Appendix B of the County Official Plan, along with the most recent Census data, shall form the basis for the determination of land needs.

3.3 Hamlet Areas

3.3.1 Objectives

The Hamlet Areas designation is intended to provide limited opportunity for residential development and small scale commercial, institutional and public uses. Development within Hamlet Areas will be by infilling or incremental extension to existing development. It is not intended that the Hamlet Areas will provide the range or scale of uses permitted in the Urban Area or Community Area designations.

The Township's Hamlet Areas, shown on Schedule "A-1" to this Plan, are areas of existing development outside of the Urban Area and Community Area designations.

3.3.2 Primary Uses

The primary uses within the Hamlet Areas designation as shown on Schedules "A-1" of this Plan shall be for residential use. Accessory uses to residential uses such as home businesses, shall also be permitted.

3.3.3 Secondary Uses

Secondary uses within the Hamlet Areas designation shall be limited to small scale commercial uses, institutional uses, and public uses such as schools, churches, cemeteries and parks.

3.3.4 Development Criteria

Development within Hamlet Areas shall be restricted to infilling, existing lots and minor extensions to existing areas primarily by consent. Severed and retained parcels created by consent shall be sized such that there is sufficient space for a building envelope, sewage envelope and potable water supply.

All development will be serviced by private water supply and sanitary sewage disposal systems subject to the requirements of the appropriate approval authority. Municipal sewage and water treatment systems are not anticipated to service Hamlet Areas during the planning period of this Plan.

Where new development is proposed in Hamlet Areas the following criteria shall apply:

- (a) the proposed use is compatible with existing or planned neighbouring land uses and, where necessary, shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks or physical buffers;

- (b) the proposed use will not interfere with or hinder the ability of nearby existing agricultural operations to continue;
- (c) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
- (d) the parcel of land to be created has adequate lot frontage and lot area for the proposed use; ~~and,~~
- (e) services including water supply, sanitary sewage disposal and storm drainage are adequate to serve the proposed use and meet the requirements of the approval authority and Township; ~~and~~
- (f) the proposed use will be designed and developed in a manner that takes into account the anticipated impacts of a changing climate for the area in which it is located.

All development will comply with the provisions of the Zoning By-law unless the By-law is amended or varied. Non-residential development ~~will~~ may be required to submit site plans, grading and drainage plans and other drawings as authorized by Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.4 Urban Area

3.4.1 Objectives

It is the objective of the Urban Area designation to provide a broader range of urban uses available in the Community Area and Hamlet Areas.

The Township's Urban Area, whose boundaries are shown on Schedule "A-2"(Urban Land Use Plan) to this Official Plan, is situated adjacent to the settlement area of Strathroy, which is located in the Municipality of Strathroy-Caradoc.

Designation and Land Use

The extent of the Urban Area designation is shown on Schedule "A-2" Urban Land Use Plan. The land uses within the Urban Area are also shown on Schedule "A-2" Urban Land Use Plan and include Residential Areas, Commercial Corridor, Natural Environment Areas and Special Urban Policy Areas.

3.4.1.2 Municipal Service Area

The Urban Land Use Plan Schedule "A-2" identifies the Municipal Service Area. Lands located within the Municipal Service Area are subject to a Servicing Agreement whereby municipal water and sanitary services are provided by the Municipality of Strathroy-Caradoc. The intent of the Municipal Service Area is to provide existing uses ~~and future commercial corridor land uses~~ located along County Road #81 with municipal water and sanitary connections

3.4.2 Residential Areas

3.4.2.1 Defined Area and Use

Existing residential development is clustered in three areas within the Urban Area designation. The predominant form is single detached residential dwellings. The housing is a mix of older and newer, smaller and larger homes, all developed on private water supply and sanitary sewage disposal systems (with the exception of dwellings connected to the municipal sewage disposal system in the community of Kerwood).

3.4.2.2 Other Uses

Within the Residential Area Designation on Schedule “A-2” Urban Land Use Plan, in addition to residential uses, the following uses are also permitted:

- (a) convenience commercial uses compatible with residential use and with frontage on an arterial or collector road;
- (b) home occupations;
- (c) institutional and public uses such as schools, churches, cemeteries, parks and public works; and
- (d) bed and breakfast establishments.

3.4.2.3 New Development

Within “Residential Areas”, new residential development will accommodate a limited range of housing types given the available water and sanitary sewage services.

- (a) Because of the constraints imposed by the availability of municipal services, new residential development in the Residential Areas shown on Schedule “A-2” shall generally be limited to a range of lower-density housing options and residential uses that are appropriate to the level of services available.
- (b) New residential development on partial services, meaning municipal sewer services and individual on-site water services, may be permitted for infilling or the rounding out of existing development, provided that it has been demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.
- (c) New residential development on individual on-site water and sewer services may be permitted for infilling or the rounding out of existing development where it has been demonstrated, to the satisfaction of the Township, that site conditions are suitable for the long-term provision of such services with no negative impacts, including impacts on adjacent wells.

~~New development may be permitted by plan of subdivision or consent on private services where through~~

~~appropriate engineering studies, no adverse impact is demonstrated on adjacent wells.~~

3.4.2.4 Municipal Service Area

~~Notwithstanding Section 3.43.23.3, no new or infill residential development shall be permitted on lands that are situated within the Municipal Service Area unless prior approval is obtained from, and availability of servicing confirmed by, the Municipality of Strathroy-Caradoc. which are designated as “Residential Areas” and are located within the Municipal Service Area, residential intensification or new large scale residential development shall not be permitted.~~

~~Minor residential infilling development may be permitted on private services within the Municipal Service Area. Residential infill development may be permitted on privately owned services for those lands situated within the Municipal Service Area~~ subject to the following criteria:

- (a) The extension of existing municipal services to service the proposed residential infill development is undesirable, cost prohibitive or the services are otherwise unavailable;
- (b) The residential infill development is intended to accommodate single, semi-detached and townhouse dwellings ~~one single detached dwelling~~; and,
- (c) The residential infill development does not require the construction of a new access road and has adequate frontage on a public road.”

3.4.3 Commercial Corridor

3.4.3.1 Objectives

The primary objective of the Commercial Corridor designation is to provide an opportunity for a range of highway commercial uses along County Road #81 (Centre Road).

3.4.3.2 Defined Area and Use

The extent of the Commercial Corridor designation along County Road #81 (Centre Road) is shown on Schedule “A-2” Urban Land Use. Commercial corridor uses include highway commercial uses which require access to a major arterial road, and a limited range of ~~dry light~~ industrial uses. The intent of the Commercial Corridor is to concentrate these uses in one area to provide an attractive, fully-serviced commercial node sufficiently separated from agricultural, residential and downtown commercial uses. The lands comprising the Commercial Corridor form a gateway feature, extending along Centre Road from Provincial Highway 402 south to Pannell Lane at the municipal boundary of Strathroy-Caradoc.

- (a) The primary permitted uses within the Commercial Corridor shall include uses that are destination oriented or intended to serve the travelling public, including automotive uses, farm and

construction equipment uses, building supply, home improvement, and hardware outlets and other large format free-standing retail uses and similar uses in accordance with the Zoning By-law.

- (b) Commercial plazas and small scale free-standing retail and office uses are not permitted in the Commercial Corridor.
- (c) The Zoning By-law will establish minimum floor space regulations for permitted retail and office uses as are permitted.
- (d) A limited range of ~~dry light~~ industrial uses are permitted such as small scale warehousing and wholesaling may be permitted within the Commercial Corridor.
- (e) New industrial uses that engage in on-site manufacturing or processing shall not be permitted within the Commercial Corridor.

3.4.3.3 Site Development

Any new development or redevelopment within the Commercial Corridor area shall meet the following criteria:

- (a) Development approval shall be subject to the requirements of Section 41 of the Planning Act and the Township's Site Plan Control By-law, as amended or updated;
- (b) Development approval shall be subject to confirmation that adequate municipal servicing is available in consultation with the Township and the Municipality of Strathroy-Caradoc;
- (c) All applications proposing development within the MTO Controlled Area:
 - (i) shall be required to include a Traffic Impact Study (TIS), prepared in accordance with MTO's TIS Guidelines; and
 - (ii) shall be subject to the review and approval of MTO.
- (d) The number of access points to County roads shall be minimized and, where possible, access points onto any County road shall be consolidated with abutting properties;
- (e) New uses fronting onto a County road shall be required to provide a landscape buffer or open space strip along the frontage of Centre Road, to enhance the streetscape;
- (f) Parking areas shall be organized primarily in side yards to facilitate shared parking between abutting properties and to reduce visibility from County Road #81 (Centre Road);
- (g) Drainage and stormwater management facilities shall be designed to meet the objectives of the Environmental Surface Water Management Plan for the Strathroy Annexed Areas, April 2000, as amended or updated, or other objectives for the design of drainage and stormwater management

facilities as approved by the Township of Adelaide Metcalfe. All new proposed stormwater management facilities /infrastructure design and maintenance ensure post development runoff flows do not exceed predevelopment flows; and

- (h) New and / or expanded uses shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses. Where necessary or desirable, the proposed use shall be adequately buffered from neighbouring lands uses by the provision of adequate setbacks, site orientation, landscaping and / or screening.

~~Any~~ All development within the Ministry of Transportation of Ontario (MTO) Controlled Area is subject to MTO approval ~~permit control area~~ under the Public Transportation and Highway Improvement Act (PTHIA), ~~shall require the review and approval of the Ministry of Transportation. Private entrances,~~ This includes the construction of any entrance to a public road, including private entrances and commercial entrances, and Public Road access connections within the Ministry of Transportation's permit control area will require the review and approval of the Ministry of Transportation. Best practices currently utilized by MTO dictate that the desirable spacing between the freeway ramp terminals and any new public road or any signalized commercial or private road is 800 metres, but the specific distance required in connection with any individual application will be determined by the MTO, signalized commercial / private road shall be 800m. The desirable spacing distance may be decreased based upon the review and approval of a Traffic Impact Study.

3.4.4 Special Urban Policy Areas

3.4.4.1 Large Format Retail

Special Urban Policy Area 1, as shown on Schedule "A-2", is located in close proximity to existing residential areas within both the Township of Adelaide Metcalfe and the Municipality of Strathroy-Caradoc. All new development and redevelopment within this area is to be located and oriented in a manner that ensures compatibility with existing or planned neighbouring lands uses. Development proposals will be evaluated based upon the following considerations: noise, lighting, traffic, height, stormwater management, grading, vibration, air emissions and other matters as considered necessary.

Within Special Urban Policy Area 1, permitted uses include those provided for in Section ~~3.4.33~~ 4.2 above.

3.4.4.2 Commercial Greenhouse

Within Special Urban Policy Area 2, as shown on Schedule "A-2", non-residential permitted uses are limited to warehousing, public storage (indoor only), distribution of renewable energy products and commercial greenhouse use all contained within buildings existing as of June 3, 2013.

3.4.4.3 Industrial Use

Within Special Urban Policy Area 3, as shown on Schedule “A-2”, industrial uses including manufacturing, processing and assembly of goods as well as warehousing, wholesaling, and distribution of goods and materials are permitted.

3.4.4.4 Highway Commercial

Within Special Urban Policy Area 4, as shown on Schedule “A-2”, highway commercial uses including motel, restaurant and gas bar are permitted. These uses may be restricted in the zoning by-law by use of a holding provision setting out the requirements for development of the site.

3.4.4.5 Commercial Corridor

Within Special Urban Policy Area 5, as shown on Schedule “A-2”, in addition to the permitted highway commercial uses, commercial recreation, commercial entertainment and a food store are also permitted. These uses may be regulated in the zoning by-law by use of a holding provision requiring the execution of a site plan control agreement, and the completion of a Market Study and Feasibility Report, prepared by a consulting firm with the appropriate professional expertise and experience, which supports the development of a good store. In addition, the zoning bylaw will contain special provisions setting out requirements for development of the site and floor area restrictions.

3.5 Community Areas

3.5.1 Objectives

The Community Area designation is intended to provide opportunity for residential, commercial, industrial and open space uses to serve the community and surrounding areas. The Community Area will provide opportunity for expansion of non-farm uses as municipal infrastructure permits.

3.5.2 Designated Area and Land Use

Kerwood is the only Community Area within the Township as shown on Schedule “A-1” Township Land Use Plan. Land uses within the Community of Kerwood are shown on Schedule “A-3” Kerwood Land Use Plan.

3.5.3 Municipal Services

At present, A Municipal sewage system has been constructed in Kerwood, but the extension of municipal water services to the Community Area is not anticipated at this time. Development proposals within the community will need to provide evidence of available capacity in the sewage system along with a private source of a potable water supply prior to proceeding.

- (a) New development in the Community Area shall only be permitted if the proponent has demonstrated, to the satisfaction of the appropriate approval authority, that:
 - (i) there is available capacity in the sewage system;
 - (ii) the proposed development will be provided with a private source of potable water; and
 - (iii) site conditions are suitable for the long-term provision of the proposed services with no negative impacts.
- (b) All non-residential development in the Community Area shall be subject to site plan control.

3.5.4 Residential Use

- (a) The predominant use of land within the Community Area designation shall be residential uses as shown on Schedule "A-3" Kerwood Land Use Plan.
- (b) Residential uses shall ~~be limited to~~ include single detached dwellings, semi-dwellings, townhomes, duplexes, triplexes, additional residential units, home businesses and bed and breakfast establishments. ~~Proposals for residential development other than single detached dwellings will need to provide evidence of available capacity in the sewage system along with a private source of a potable water supply.~~
- (c) In addition, public and institutional uses such as libraries, fire halls, churches and cemeteries are permitted within Residential Use areas.

3.5.4.1 Home Businesses

- (d) A home business must be accessory to the residential use and carried out within the residential dwelling by the resident of the dwelling. The Zoning By-law will define the type of uses permitted and establish regulations governing the size, parking requirements and signage application to home businesses.
- (e) Bed-and-breakfast establishments may be permitted in the area designated Residential Use, provided that the establishment:
 - (i) is located in the same building as the principal dwelling unit;
 - (ii) is carried out by a person who resides in the dwelling; and
 - (iii) maintains the overall residential character of the property.
- (f) Where the development of a residential use or of another sensitive land use is proposed adjacent to an existing industrial use, the proposed development shall only be permitted if Council is satisfied that:

- (i) the proposed development will incorporate adequate measures to mitigate any potential impacts from the existing industrial use on the proposed residential or other sensitive use; and
- (ii) all reasonable steps have been taken to ensure that the proposed development will not hinder or interfere with the ability of the existing industrial use to continue.

3.5.5 Commercial Use

- (a) Commercial uses are permitted within the Community Area designation as shown on Schedule "A3" Kerwood Land Use Plan. New commercial uses shall be located on the main street of the community, Country Road #6.
- (b) Commercial uses shall include retailing of goods and services including automotive services and offices as defined in the Township's Zoning By-law.
- (c) High water users such as car washes are not permitted in the Community Area designation.

~~3.5.5.1 Scale and Character~~

- ~~(d) In order to maintain the scale and character of the main street individual commercial uses shall not exceed 1,100 square metres of leasable floor space per building.~~
- (e) All new commercial development or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.5.6 Industrial Uses

- (a) Industrial uses are permitted within the Community Area designation as shown on Schedules "A1" Township Land Use Plan, "A2" Urban Land Use Plan, and "A3" Kerwood Land Use Map.
- (b) New industrial uses shall be limited to dry light industrial uses, which may be developed on partial or private services are compatible with the community. These uses will be restricted to the areas adjacent to existing industrial uses along the railway. Where partial municipal services are proposed, supporting studies must address all applicable servicing options and establish that the development may proceed appropriately on partial municipal services. Where private services are proposed, 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. If full municipal services are ultimately provided, industrial uses that are not "dry" in nature may be considered without amendments to this Plan.
- (c) Dry Light industrial uses shall include: manufacturing, fabrication, assembling and processing of materials, goods or products; warehousing; wholesaling; outside storage of bulk goods; repair, servicing and maintenance operations; truck terminals; laboratories; crematoriums;

~~cannabis production; offices; recreational facilities; public uses; and accessory retail uses located within an industrial use. are defined as businesses for clean, dry, mechanical servicing, part sales and/or repairs, or manufacturing, warehousing, assembly lines and industrial malls which produce minimal adverse effects for nearby sensitive land uses.~~

- (d) Lot creation may proceed in accordance with Section 5.9 of this Plan. Industrial developments shall make efficient use of land and any proposals that are inefficient or wasteful of land will be discouraged.

~~High water uses such as beverage and bottling and other uses requiring large volumes of water for production, washing or cooling are not permitted in the Community Area designation.~~

- (e) The Zoning By-law will regulate the use, size and scale of ~~light dry~~ industrial uses.

~~3.5.6.1 Land Use Compatibility~~

- (f) Due to the compact form of the community of Kerwood and the proximity between existing industrial land uses and sensitive land uses, the expansion of industrial uses shall only be considered where land use compatibility will be maintained or ~~is~~ enhanced.
- (g) The Township's Zoning By-law will regulate the type of industrial use, the location of parking, loading and storage of goods and the provision of landscaped buffers for new industrial uses.
- (h) All new industrial development, expansion or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.5.7 Open Space Uses

- (a) Open space uses are permitted within the Community Area designation as shown on Schedule "A3" Kerwood Land Use Plan. These uses include public parks and associated facilities.
- (b) Open space uses include public parks, cemeteries and commercial recreation facilities as set out in the Township's Zoning By-law.

3.5.8 Future Development

- (a) The Future Development areas are designated on Schedule "A3" Kerwood Land Use Plan and are intended for future urban uses.
- (b) To ensure proper and orderly development of this area, a secondary plan shall be prepared which will set out the location and intensity of appropriate land uses, community design and servicing policies. This secondary plan will provide the basis for amending the Official Plan.

3.6 Natural Environment Areas

3.6.1 Objectives

The Natural Environment Areas policies of this Plan relate to the natural heritage and natural hazard features. It is the policy of this Plan to conserve natural features and functions throughout the Township wherever possible, given their contributions to general Township quality of life issues, landscape concerns, ecological processes and interactions, water quality and ground water conservation, soil conservation, and similar matters.

The Natural Environment Areas also include associated natural hazards that require identification, avoidance, and/or mitigation.

Natural Environment Areas are shown on Schedules “A-1” and “A-2” Land Use Plan. Development and site alteration are prohibited, except associated with those permitted uses described in Section 3.6.4. These Natural Environment Areas include:

The health of the Natural Environment is essential to supporting ecological processes and interactions, maintaining native biodiversity, supporting sustainable agriculture, and maintaining the overall quality of life in the Township. It shall therefore be a policy of this Plan to preserve the features and functions of the Natural Environment throughout the Township wherever possible.

- (a) No development or site alteration shall be permitted in the Natural Environment Areas shown on Schedules “A-1” and “A-2” to this Plan or on adjacent lands except in accordance with the policies of this section of the Official Plan and the policies of Section 2.2 above.
- (b) For the purposes of this section, “adjacent lands” shall mean any lands within 120 metres of the Natural Environment Areas shown on Schedules “A-1” and “A-2”.
- (c) Notwithstanding anything to the contrary in Section 2.2 of this Plan, where lands in or adjacent to the Natural Environment Areas shown on Schedules “A-1” and “A-2” are located within a Settlement Area, the uses permitted on such lands shall be limited to:
 - (i) existing uses;
 - (ii) conservation;
 - (iii) forest management, fisheries management, and wildlife management;
 - (iv) flood and erosion control works, fish habitat improvement projects, and other projects undertaken by a Conservation Authority;
 - (v) passive recreation; and

(vi) public parks and trails.

(a) Natural Heritage Features and Areas

Natural Heritage Features and Areas include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area;

(b) Natural Heritage Systems;

Natural Heritage Systems are made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

(c) Regulated Areas of the Ausable Bayfield Conservation Authority and the St. Clair Region Conservation Authority.

3.6.2 Provincially Significant Wetlands

The goal of protecting provincially significant wetlands is achieved through the prohibition of development within such areas. Development assessment reports will be prepared for any development or site alteration within the adjacent area as set out in Figure 1.

3.6.3 Environmentally Significant Areas

Environmentally Significant Areas have been identified and will be protected by their designation on Schedules “A-1” and “A-2.” Development will not be permitted within these areas other than those described in Section 3.6.4. A Development Assessment Report (DAR) shall be prepared for any development or site alteration proposed within the adjacent area as set out in Figure 1.

3.6.4 Permitted Uses within Natural Environment Areas (Schedules “A-1” and “A-2”)

Within or adjacent to lands designated as Natural Environment Areas, the following uses are permitted uses without the preparation of a development assessment report:

- (a) Silvicultural, forest, woodlot or wildlife management (exclusive of aggregate extraction), or harvesting activities consistent with the County of Middlesex tree cutting by-law or supported by a woodlands management plan, a farm management plan or other appropriate

~~resource management plan.~~

~~(b) Natural heritage appreciation supported by small scale interpretative facilities such as nature trails and outdoor displays.~~

~~(c) Maple syrup production.~~

~~(d) Recreational trails existing as of the date of approval of this Plan or identified through an appropriate master plan.~~

~~(e) Existing agricultural uses may continue, although expansions of farming operations or practices would be subject to the various policies of this Plan.~~

~~(f) Waterecourse crossings or farm culverts approved under the Conservation Authorities Act; flood and erosion control works; fisheries habitat improvement projects; and other projects undertaken by Conservation Authorities. To preserve and enhance valleylands and the interconnecting natural linkages as well as protect fish habitat, new waterecourse crossings or farm culverts in these areas will be discouraged where alternative access can be obtained. Certain activities which are permitted in waterecourses are of subject to a Class Environmental Assessment. If such uses may cause impairment of the natural environment, they may also be subject to the Environmental Protection Act and the Ontario Water Resources Act.~~

3.7 Aggregate Extraction

3.7.1 Objectives

~~Existing mineral aggregate operations are identified by the “Aggregate Extraction” designation on Schedule “A-1” (Township Land Use Plan) to this Official Plan. The Aggregate. The Aggregate Extraction designation is intended to identify and protect as much of the known mineral aggregate resources and existing operations as is possible, from land uses which that are incompatible with current or future operations extractions. Existing pits and quarries are identified on Schedule “A-1” Township Land Use Plan. The Aggregate Extraction designation should be interpreted as an overlay designation superimposed on the underlying Agricultural Area designation, which comprises all lands in the Township outside Settlement Areas, in recognition of the interim nature of extractive industrial operations.~~

~~(a) The permitted use of land within the Aggregate Extraction designation shall be mineral aggregate operations and associated facilities used in the extraction, transport, beneficiation, processing, or recycling of mineral aggregate resources and derived products or in the production of secondary related products.~~

~~(b) Ancillary uses, including aggregate storage, crushing, and administrative offices, may be permitted in the Aggregate Extraction designation.~~

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- (c) The Zoning By-law may further identify specific ancillary uses for the purposes of Clause (b) above.
- (d) Mineral aggregate resource conservation through the use of accessory aggregate recycling facilities within operations shall be undertaken wherever feasible.
- (e) All land uses not referred to in Clauses (a) or (b), or not identified in the Zoning By-law under Clause (c), shall be prohibited in the Aggregate Extraction designation.
- (f) Uses that do not preclude future extraction may be permitted in accordance with the underlying land use designation on lands adjacent to the Aggregate Extraction designation.
- (g) No new residential uses or other sensitive land uses shall be permitted adjacent to or in the area surrounding the Aggregate Extraction designation.
- (h) Final rehabilitation to an agricultural condition shall be required, except in accordance with Clause 2.8(f) above, and rehabilitation to a use other than farming shall require an amendment to this Official Plan.
- (i) The expansion of an existing mineral aggregate operation or the establishment of a new mineral aggregate operation shall require an amendment to the Zoning By-law.
- (j) No application proposing the establishment of a new mineral aggregate operation shall be approved unless the Township is satisfied that all of the following matters have been adequately addressed:
- (i) the ability of the subject lands to support agriculture and other land uses;
 - (ii) the impacts of the proposed operation on the Natural Environment, including on any existing or potential municipal water supply resource areas;
 - (iii) the impacts of the proposed operation on cultural heritage resources, both known and potential;
 - (iv) the impacts of the proposed operation, including visual impacts, on adjacent land uses and any nearby residential uses;
 - (v) the impacts of the proposed operation on the road network and on transportation infrastructure, which must include the identification of a Township-approved truck haul route;
 - (vi) the manner in which the proposed operation will be carried out, which must include assurances that no excavation will take place within 30 metres of a highway, natural water body, or land in use for a residential purpose or on which the Zoning By-law permits a
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residential use;

- (vii) impacts resulting from noise associated with the proposed operation, including any blast design reports or noise assessments required under the Aggregate Resources Act;
- (viii) the nature of the rehabilitation work proposed;
- (ix) all matters related to the requirements of the Ministry of the Environment or its designated agents regarding water supply;
- (x) the disposal of liquid waste, pumping operations, and the control of air pollution, noise pollution, and vibration where blasting is involved; and
- (xi) any other matters considered necessary or appropriate by the Township or the County.

3.7.2—Policies

3.7.2.1 ~~No new residential uses or other sensitive land uses shall be permitted in close proximity to areas designated as Aggregate Extraction as shown on Schedule “A 1.” The permitted use of land within the Aggregate Extraction designation shall be for pits and quarries. Ancillary uses including aggregate storage, crushing, and administrative offices, may be permitted and will be identified in the Zoning By law.~~

3.7.2.2 ~~All other land uses are prohibited in the Aggregate Extraction designation and rehabilitation to a use other than farming shall require an amendment to this Plan.~~

3.7.2.3 ~~The extension of existing pits and quarries or the establishment of new pits and quarries requires an amendment to this Plan and the Zoning By law. The following criteria shall apply to applications for the establishment of new licensed pits or quarries:~~

3.7.2.3.1 ~~Approval of a truck haul route satisfactory to the Township and any natural environment report, hydrological assessments, blast design reports and noise assessment as required by the Aggregate Resources Act, Provincial Standards;~~

3.7.2.3.2 ~~The proposed pit or quarry shall not be excavated within 30 metres of a highway, natural water body, or land in use for a residential purpose or zoned for residential use in the Zoning By law;~~

3.7.2.3.3 ~~All Aggregate Extractive uses must satisfy the requirements of the Ministry of the Environment or its designated agents as to water supply, disposal of liquid waste, pumping operations, the control of air and noise pollution and vibration where blasting is involved; and,~~

3.7.2.3.4 ~~The Aggregate Extractive area falls under the regulations of the Ontario Aggregate Resources Act.~~

3.8 Priority Employment Areas

The Priority Employment Areas apply to certain land designated ~~Commercial Corridor and/or Industrial~~ on Land Use Schedules A-1, A-2 and A-3. ~~The following policies apply to areas identified within a Priority Employment Area:~~ Areas identified as Priority Employment Areas, are areas within the Township that provide the greatest opportunity for ~~commercial and industrial~~ employment. ~~Conversions of these areas will only be permitted at the time of a comprehensive review of the Official Plan (such as at a five year review).~~ The “Priority Employment Area” designation should be interpreted as an overlay designation, meaning that the policies that apply to the underlying “Industrial Use” designation still apply to these areas. The following policies apply to those areas identified as Priority Employment Areas:

- (a) Priority Employment Areas shall be protected and preserved for current and future land uses that are permitted by the underlying land use designation.
- (b) Residential uses and other sensitive uses that are not ancillary to a primary land use permitted by the underlying designation shall not be permitted in Priority Employment Areas.
- (c) Within Priority Employment Areas, the Township will encourage the development of industrial facilities and flexible-use employment space options to meet the needs of smaller businesses, provided that such development is in accordance with the policies that apply to the underlying land use designation.
- (d) Lands within a Priority Employment Area may be converted to a designation that permits non-employment uses at any time, provided that it has been demonstrated that:
 - (i) there is an identified need for the conversion and the land is not required for employment uses over the long term;
 - (ii) the proposed non-employment uses would not adversely affect the overall viability of the Priority Employment Area, including by avoiding, or where avoidance is not possible, minimizing and mitigating any potential impacts to existing or planned employment uses, and by maintaining access to major goods movement facilities and corridors; and
 - (iii) existing or planned infrastructure and public service facilities are available to accommodate the proposed non-employment uses.
- (e) For the purposes of this section of the Official Plan, “employment use” is defined as a land use that is permitted by the underlying land use designation of a Prime Employment Area.

4.0 INFRASTRUCTURE

4.1 Highways and Roads Transportation System

The Township's transportation system, as shown on Schedule "E" to this Official Plan, is a network of highways, roads, sidewalks, bikeways and trails, railways, and supporting infrastructure. Different elements of the transportation system are owned and operated by various public and private agencies. The Township, in cooperation with other levels of government, will encourage the development and maintenance of a sustainable, interconnected, and energy-efficient transportation system that supports a range of travel modes.

The Township recognizes that forms of active transportation, such as bicycling and walking, play a crucial role in the health and sustainability of the community by providing opportunities for physical activity and for clean, cost-effective travel. At the same time, the Township recognizes that current patterns of development in this predominantly rural community mean that there will be some level of dependence on the private automobile, at least in the short term.

4.1.1 Road Network

The Township's roads are classified according to the following hierarchy: (i) Provincial Freeways and Provincial Highways, (ii) County Roads, (iii) Municipal Roads, and (iv) Private Roads. All of these, except for Private highways and roads are identified on Schedule "C" to this Plan.

Provincial Highways and County Roads are within the jurisdiction of the Provincial Ministry of Transportation and the County of Middlesex respectively. The primary function of Provincial Highways and County Roads is to move relatively large volumes of traffic at relatively high speeds through and within the Township.

Provincial Freeways and Provincial Highways are under the jurisdiction of the Ministry of Transportation of Ontario (MTO). There is one Provincial Freeway in the Township of Adelaide Metcalfe, that being Highway 402, a limited-access freeway whose primary function is to provide for the needs of high-volume vehicular traffic and connect major market areas between southern Ontario and the United States.

Overall, the County Road Network is intended to provide for the efficient movement of traffic between Provincial Freeways and Provincial Highways, on the one hand, and Municipal Roads, on the other, both throughout the County and to surrounding municipalities. Where County Arterial Roads intersect one another, there is a greater likelihood that the dedication of lands for traffic efficiency and safety purposes will be required as a condition of development approval.

Development along Provincial Highways and County Roads that would detract from their primary traffic function will be discouraged. Where development is proposed along these highways or roads, regard shall be had to the policies, guidelines and regulations of the Ministry of Transportation and the County of Middlesex. Permits for access, buildings, signs and utility encroachments may be required from the Ministry of Transportation and/or the County.

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within the MTO's permit control area under the Public Transportation and Highway Improvement Act will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited.

Where a new development is likely to generate significant traffic volumes, the application may be required to submit a Transportation Study to assess the impact on the Provincial, County or Township transportation system. Such study may be requested and shall be submitted to the Ministry of Transportation, the County of Middlesex, or the Township as appropriate, for review and approval.

The Provincial Ministry of Transportation and the County of Middlesex will determine the road allowance widths for the highways and roads within their respective jurisdictions. The County has determined its maximum right of way widths as set out in s. 2.4.2.3 of the County Official Plan.

Local Municipal Roads are within the jurisdiction of the Township and are classified either as Collector Roads or as Local Roads, as shown on Schedule "C" to this plan. Second Street between Centre Road and Hickory Drive is designated a Collector Road on Schedule "C". Municipal Collector Roads are intended to carry moderate amounts of traffic between Arterial Roads (or County Collector Roads) and Local Roads, while the primary function of Local Roads is to provide direct access to abutting properties, to provide connections to the wider road network, and to minimize through traffic. All Local Roads will have a road allowance of 20 metres. Municipal Roads will be maintained and upgraded as necessary to meet the changing needs of the Township.

Private Roads (not shown on Schedule "C") are those roads located entirely on privately owned lands and provide road access for one or more private users. While the construction and maintenance of Private Roads are the sole responsibility of the private landowner (or landowners), such roads remain subject to the Township's standards, policies, and regulations regarding design, construction, and maintenance.

(a) The road network in the Township will be planned, designed, developed, and maintained in a manner that:

- (i) ensures that the existing and future pattern of Municipal Roads in the Township is in harmony with the existing and future road pattern of adjoining municipalities, with the County's Transportation System, and with Provincial Freeways and Provincial Highways;
- (ii) supports a variety of safe, sustainable, and energy-efficient modes of transportation;
- (iii) provides safe, convenient, and visually appealing pedestrian and cycling infrastructure in

appropriate locations;

- (iv) ensures that all new residential development provides a minimum of two access points to the existing road network;
- (v) makes appropriate accommodations for the movement of agricultural equipment and machinery; and
- (vi) accounts for the impacts of a changing climate on the Township's transportation infrastructure.
- (b) Development abutting a Provincial Freeway, a Provincial Highway, or a County Road that would detract from that road's primary traffic-carrying function will be discouraged.
- (c) Where development is proposed abutting a Provincial Freeway, a Provincial Highway, or a County Road, MTO or the County of Middlesex shall be consulted regarding the application, as appropriate, and regard shall be had to all relevant Provincial and County policies, guidelines, and regulations.
- (d) Applications proposing development abutting a Provincial Freeway, a Provincial Highway, or a County Road shall not be approved unless the necessary access permits and all other approvals can be obtained from MTO or from the County of Middlesex, as appropriate.
- (e) Applications proposing direct access to a Provincial Freeway or a Provincial Highway are strongly discouraged, and applicants can expect that proposals for such access will generally not be approved.
- (f) All proposed development within the MTO Controlled Area shall be subject to MTO approval under the Public Transportation and Highway Improvement Act.
- (g) Consultation with MTO early on in the application process for any development proposed within or near the MTO Controlled Area is encouraged to ensure the integration of local planning decisions with provincial transportation planning.
- (h) Where an area adjacent to or in the vicinity of a Provincial Freeway or a Provincial Highway in the MTO Controlled Area is designated for future development, all development in that area will be subject to MTO's policies, standards, and requirements.
- (i) Proposed access points to any County Road shall require the approval of the County Engineer and shall be subject to the County's By-law No. 5783, as amended.
- (j) Any proposed new development or significant redevelopment adjacent to or in proximity to a County Road shall require the approval of the County Engineer.

- (k) All applications proposing development within the MTO Controlled Area:
 - (i) shall be required to include a Traffic Impact Study (TIS), prepared in accordance with MTO's TIS Guidelines; and
 - (ii) shall be subject to the review and approval of MTO.
- (l) All applications proposing development or redevelopment abutting or in the vicinity of a Provincial Freeway, a Provincial Highway, or a County Road may be required to include a TIS or a similar study as part of a complete application, to be reviewed and approved by MTO or the County of Middlesex, as appropriate.
- (m) The Zoning By-law will incorporate appropriate setbacks for development abutting Second Street between Centre Road and Hickory Drive and any other Municipal Collector Road as may be designated.
- (n) The Township, County, or MTO may require any application proposing development that is likely to generate significant traffic volumes to include a TIS or a similar study as part of a complete application in order to assess the impact of the proposed development or redevelopment on the overall transportation system, to be reviewed and approved by MTO, the County of Middlesex, or the Township, as appropriate.
- (o) Council may require a Traffic Impact Study in support of any proposed development that in Council's opinion could affect the adequacy of the existing road network.
- (p) Proposed access points to Local Roads shall be evaluated based on the following requirements:
 - (i) the expected number of vehicles using the proposed access must not seriously jeopardize the traffic movements of the road;
 - (ii) the number of access points must be minimized where possible using joint access points or local access roads or through the back-lotting of development onto roads designed to carry higher traffic volumes;
 - (iii) access points must provide sufficient space to ensure that all turning movements can be made safely; and
 - (iv) safe distances between access points and intersections must be maintained.
- (q) MTO will determine the right-of-way widths for Provincial Freeways and Provincial Highways.
- (r) The existing and future pattern of Township Roads shall be in harmony with the existing and

future.

- (s) The minimum right-of-way widths for County Roads are set out inroad pattern of adjoining municipalities, the County Road system and the Provincial Highway Section 2.4.2.3 of the County of Middlesex Official Plan as amended. Local Roads will be maintained and upgraded as necessary to meet the changing needs of the Township.

- (t) All Municipal Collector Roads in the Township shall have a minimum right-of-way width of 30 metres.

- (u) All Local Roads in the Township shall have a minimum right-of-way width of 20 metres.

~~Second Street between Centre Road and Hickory Drive within the Township is designated a Collector Road on Schedule “C” of this Plan. The Zoning By law will incorporate appropriate setbacks for development fronting this road.~~

~~Access to Local Roads shall be evaluated on the following basis:~~

- ~~(a) the number of vehicles expected to use the proposed access shall not seriously jeopardize the traffic movements of the road;~~
- ~~(b) the number of accesses will be reduced or minimized by joint accesses, a local access road, or by backlotting onto roads carrying higher traffic volumes;~~
- ~~(c) accesses shall have safe site distances for all turning movements; and,~~
- ~~(d) safe distances between accesses and intersections shall be maintained.~~
- (v) Land required to widen the existing road allowance may be acquired through purchase, expropriation or dedication as a condition of draft plan of subdivision, severance or site plan approval.
- (w) In cases where the widening of a road allowance is dedicated through Site Plan Control, the amount of land to be obtained for the widening shall be taken in equal amounts from both sides of the road, measured from the road centreline, except where geological, topographic, utility lines or other conditions obstruct the widening.

4.2 Municipal Services and Utilities

The Township of Adelaide Metcalfe owns a small municipal water distribution system that is operated by the Municipality of Strathroy-Caradoc. This system provides municipal water services to residences within the Grogast Subdivision, County Lane, and along Centre Road. Businesses located within the Centre Road Commercial Corridor are also serviced by this municipal water distribution system.

The Township also owns the wastewater infrastructure located along the Centre Road Commercial

Corridor, which is operated by the Municipality of Strathroy-Caradoc. In addition, the Township owns and operates the Kerwood Wastewater Treatment Plant, which provides municipal wastewater services to the Village of Kerwood.

The Municipality of Strathroy-Caradoc's Wastewater Treatment Plant, together with its former polishing ponds, is located within the Township of Adelaide Metcalfe on Lot 19, Concession V, S.E.R. (formerly in the Township of Adelaide). The location of the Strathroy-Caradoc Wastewater Treatment Plant is shown on Schedules "A-2" and "B" to this Official Plan.

- (a) The location of water supply reservoirs, wastewater treatment facilities, and landfill sites shall only be permitted in areas designated Agricultural subject to the Environmental Assessment Act requirements.
- (b) Water lines, sanitary and storm sewers, gas lines, telephone lines, communication towers, electric power lines and similar transmission systems including related facilities (such as transformer stations, pumping stations, and compressor stations) shall be permitted in all areas subject to the criteria listed below. Prior to undertaking or authorizing the undertaking of any of these utilities or related facilities in or affecting the Township, it is expected that the proponents will consult with the Township and will have due regard to the following criteria:
 - (a) agricultural land and woodlands are avoided wherever possible;
 - (b) designated Hamlet, Urban and Community Areas are avoided where such transmission systems or related facilities would have a significant visual impact;
 - (c) facilities and structures are designed and maintained in general harmony with the character of the area within which they are located;
 - (d) site landscaping and buffering is undertaken and maintained where deemed appropriate;
 - (e) compliance with all relevant provisions of the Zoning By-law; and,
 - (f) compliance with the County of Middlesex and the Province of Ontario for municipal services and utilities that are located within their road allowance.

The above mentioned criteria shall also apply to proposed undertakings of Hydro One, other than its buildings or lands used for executive, administrative or retail purposes, or held under lease or license from Hydro One.

Existing utility corridors are shown on Schedule "C" to this Plan. Development applications within 200 metres of a utility corridor shall be circulated to the appropriate utility for comment. In reviewing such applications, the Township will have regard for the "Guidelines for Development in the Vicinity of Oil and Gas Pipelines Facilities" produced by the Technical Standards and Safety Authority. The Zoning By-law will adopt minimum setbacks for development adjacent to the utilities.

4.3 Active Transportation

Middlesex County recently adopted a County-wide Cycling Strategy with the goal of providing a safe, accessible, connected, and enjoyable network of routes, trails, and infrastructure that will support the use of active transportation. Active transportation provides an opportunity to engage in physical activity and is a cost-effective and environmentally friendly way for people to travel to and from work or school. As long distances and the lack of safe cycling routes can often deter people from choosing cycling for their commutes, fitness and recreation remain the primary reasons why residents of Middlesex County use active forms of transportation, according to the Cycling Strategy. Thus, the Cycling Strategy recommends that the Township's short-term priority should be the development of a loop network (consisting of Mullifarry Drive, Kerwood Road, Winter Drive, and Calvert Drive) to provide opportunities for recreational and touring cycling within the Township.

- (a) The Township will cooperate with the County in the implementation of the Middlesex County Cycling Strategy.
- (b) The Township may require that development proposals incorporate facilities to support the use of active transportation, such as on-street routes, off-street trails, and connections to adjacent areas, especially where an application proposes development within a Settlement Area.
- (c) The Township will adopt an approach to the planning, development, and redevelopment of public roads that encourages the provision of safe and accessible active transportation facilities and that supports community connectivity.
- (d) The Township shall conduct a preliminary review, as recommended in Section 4.1.3 of the Middlesex County Cycling Strategy, during the planning stage for any project that involves a corridor or road identified in the Cycling Strategy as a proposed cycling route, where the corridor or road in question is one over which the Township has jurisdiction.
- (e) The Township will explore opportunities to use linear corridors for active transportation purposes, which includes the preservation and reuse of abandoned rail corridors as trail segments and for other such uses that maintain the corridor's integrity and its continuous linear characteristics.

4.4 Railway Corridors

The Township will seek to minimize land use conflicts between sensitive land uses and railway corridors. Consideration will therefore be given to the implementation of noise and vibration attenuation measures to buffer sensitive land uses from railway corridors in noise and vibration sensitive areas. Sensitive land uses include residential areas, nursing homes, schools, and institutional uses. This will be accomplished by taking into consideration the recommendations made in the Guidelines for New Development in Proximity to Railway Operations (prepared for the Railway Association of Canada and the Federation of Canadian Municipalities) regarding the mitigation of noise and vibration resulting from rail operations and other safety and security measures.

- (a) Notwithstanding anything to the contrary in this Official Plan, all development within 300 metres of an operating rail corridor, including the development of a single detached dwelling,

shall be subject to site plan control in order to ensure the provision of adequate safety measures, such as setbacks, intervening berms, and security fencing, unless the provision of such measures has already been addressed to the satisfaction of the Township and other commenting agencies as a condition of draft plan of subdivision approval or of another development approval.

(b) For the purposes of this section of the Official Plan:

(a) “minimum noise influence area” shall be defined as any area:

- (A) within 1,000 metres of a freight rail yard;
- (B) within 300 metres of a principal main line;
- (C) within 250 metres of a secondary main line;
- (D) within 150 metres of a principal branch line; and
- (E) within 75 metres of a secondary branch line or a spur line; and

(ii) “minimum vibration influence area” shall be defined as any area within 75 metres of a rail corridor or rail yard.

(c) Applications proposing development within the minimum noise influence area of a rail corridor or rail yard may be required to include a Noise Impact Study, prepared by a qualified acoustic consultant, as part of a complete application.

(d) Noise Impact Studies should be undertaken in a manner that has regard to the recommendations made in the Guidelines for New Development in Proximity to Railway Operations, and should include details about the assessment methods used, summarize the results, and make recommendations regarding outdoor and indoor noise control measures.

(e) Proponents of development in the minimum noise influence area of a rail corridor or rail yard are encouraged to undertake noise studies early on in the application process.

(f) Where a Noise Impact Study has recommended that development include exterior noise control measures, the proponent shall be required to submit a detailed acoustical design study, to be approved by the Township in consultation with the Ministry of the Environment, the owner or operator of the railway, and any other appropriate commenting agency, as a condition of development approval.

(g) Where proposed development is to proceed by plan of subdivision, the noise control measures shown in the approved acoustical design shall be included in the subdivision agreement, which upon execution shall be submitted to the Ministry of the Environment for review prior to registration.

(h) Applications proposing development within the minimum vibration influence area of a rail

corridor or rail yard may be required to include a Vibration Impact Study, prepared by a qualified consultant, as part of a complete application.

- (i) Vibration Impact Studies should be undertaken in consultation with the Township and the owner or operator of the railway in a manner that has regard to the recommendations made in the Guidelines for New Development in Proximity to Railway Operations, and should determine whether vibration mitigation measures are necessary and what options are available based on the particular conditions of the site.
- (j) Proponents of development in the minimum vibration influence area of a rail corridor or rail yard are encouraged to undertake vibration studies early on in the application process.
- (k) Where a Vibration Impact Study has identified a need for vibration mitigation or control measures, the provision of such measures, to the satisfaction of the Township in consultation with the Ministry of the Environment and the owner or operator of the railway, shall be made a condition of approval of the draft plan of subdivision and shall be included in any subdivision agreement or similar agreement.
- (l) The approval of any proposed residential development within 300 metres of a railway operation shall require, as a condition of approval, that the proponent enter into an agreement with the Township, which agreement shall include a warning clause acknowledging and advising future owners that, despite the inclusion of noise and vibration control measures within the development, there is nonetheless a possibility that alterations to railway operations could adversely affect the living environment and residents' enjoyment of their properties.

4.4.1 — Noise Sensitive Areas

“Noise Sensitive Areas” are considered to be those areas within 300 metres of a railway.

Prior to approval of any development within a Noise Sensitive Area may require that the developer engage the services of a qualified consultant to undertake a noise evaluation study.

The study shall identify the noise impact on the development site from all sources and shall demonstrate whether noise control measures are required to satisfy the Ministry of the Environment's sound level criteria. The study shall be prepared to the satisfaction of the Ministry of the Environment, in consultation with the Township and the owner/operator of the railway. Where a need is demonstrated, the study shall recommend the appropriate noise attenuation measures to be applied.

As a condition of draft plan of subdivision approval or other residential development application approval, and where the noise evaluation study shows a need for noise control measures, the developer/owner shall submit a detailed acoustical design study to the Township, the Ministry of the Environment and the owner/operator of the railway. Where development is proposed by plan of subdivision, the approved noise control measures as defined in the acoustical design shall be included in the subdivision agreement which shall

~~be submitted, upon execution, to the Ministry of the Environment for review prior to registration.~~

~~4.4.2 Vibration Sensitive Areas~~

~~“Vibration Sensitive Areas” are considered to be those areas lying within 75 metres of a railway.~~

~~Prior to approval of any new development within a Vibration Sensitive Area may require that the owner/developer engage the services of a qualified consultant to undertake a vibration study.~~

~~The study shall identify any vibration impacts and the mitigation measures to be applied and shall be prepared in consultation with the Township and the owner/operator of the railway.~~

~~Where the study identifies a need, attenuation measures shall be provided for in the draft plan of subdivision approval and any subdivision agreement or similar agreement. These measures shall be acceptable to the Township in consultation with the Ministry of the Environment and the owner/operator of the railway.~~

~~4.4.3 Additional Safety Measures~~

~~In addition to any noise and vibration impact mitigation measures, other safety mitigation and buffering measures such as setbacks, intervening berms and security fencing will be required as a condition of subdivision approval or other development approvals where development is proposed within 300 metres of a railway.~~

~~Where residential development is proposed within 300 metres of a railway, an agreement between the Township and the owner/developer shall include a warning clause to advise that, despite the inclusion of noise and vibration control measures within the development, alterations to rail operations may occur which may adversely affect the living environment and enjoyment of the residents.~~

4.5 Strathroy-Caradoc Waste Water Treatment Plant

The Municipality of Strathroy-Caradoc’s Waste Water Treatment Plant and former polishing ponds are located in the Township of Adelaide Metcalfe in Lot 19, Concession V, S.E.R., former Township of Adelaide.

Sensitive land uses, including residential uses, nursing homes, schools and institutional uses, shall only be permitted in accordance with Ministry guidelines, with any required separation distance measured from the lot line of the site.

~~No sensitive land uses such as residential uses, nursing homes, schools and institutional uses will be permitted within 100 metres of the periphery of the entire site. The facility and the 100 metre separation distance are shown on Schedule “B” to this Plan. In the event that this facility is~~

4.6 ~~Active and Abandoned Landfill~~ **Waste Disposal Sites**

Known Waste Disposal Sites are denoted on Schedule “B” of this Plan. Land uses located on or near an active or former waste disposal site will be regulated in accordance with the Ministry of the Environment’s Guideline D-4, as the potential exists for contamination from leachate, methane, and other soil gases, as well as for soil instability, in the area surrounding active and former waste disposal sites. According to Guideline D-4, the most significant contaminant discharges and visual impacts normally occur within 500 metres of a waste disposal site, and so this distance is generally used to define the Waste Disposal Assessment Area (WDAA) surrounding an active or former site. Separation distances are generally measured from the perimeter of the fill area, which is the area on the site set aside for dumping or landfilling.

(a) No land uses shall be permitted:

(i) within 30 metres of the perimeter of the fill area of an active waste disposal site; or

(ii) within 30 metres of the perimeter of the fill area of a non-operating waste disposal site where technical controls for leachate or for leachate and gas are required surrounding the fill area.

(b) No development shall be permitted on any land or on any land covered by water that has previously been used for a waste disposal site within a period of twenty-five years from the day on which the waste disposal site ceased to operate, unless such development is for a land use that has been approved on the subject site by the Ministry of the Environment.

(c) No residential or other sensitive use shall be permitted within 90 metres of the operating area of an active waste disposal site or within 30 metres of any portion of the site that is no longer in active operation.

(d) The proponent of any development or lot creation within 500 metres of the fill area of an active waste disposal site shall be required to undertake soil, atmosphere, and groundwater testing in accordance with the requirements of the Ministry of the Environment prior to the approval of any proposed development, the giving of a consent to create a new lot, or the issuance of any building permit for a dwelling or any other permanent structure where a person will be present on a full-time basis and where the presence of the waste disposal site could adversely affect the health or safety of the occupants.

(e) The proponent of any development within 500 metres of any active, former, or abandoned waste disposal site, including such a site that is located outside the Township but within 500 metres of the municipal boundary, shall be required to undertake a review of that site, unless such a review has already been completed, to the satisfaction of the Township and the County.

- (f) The proponent of any development within the Waste Disposal Assessment Area surrounding any former or abandoned waste disposal site shown on Schedule “B” may be required to undertake soil, atmosphere, and groundwater testing in accordance with the requirements of the Ministry of the Environment prior to the approval of any proposed development.
- (g) The need for or desirability of any testing related to a former or abandoned waste disposal site will be determined in consultation with the Ministry of the Environment early in the development application process.
- (h) Any testing undertaken related to a waste disposal site in accordance with the policies in this section of the Official Plan shall also address any mitigation measures that might be required for the development proposed.
- (i) Development may be permitted on land that has previously been used for a waste disposal site, provided that the waste disposal use ceased more than twenty-five years prior to the day on which the development application is made.
- (j) The proponent of any development described in Clause (i) shall be required to undertake soil and groundwater testing in accordance with the requirements of the Ministry of the Environment, which must also address any mitigation measures that might be required for the proposed development.
- (k) The establishment of a new waste disposal site or waste disposal facility:
 - (i) shall only be permitted in the Agricultural Areas shown on Schedule “A-1” to this Plan; and
 - (ii) shall require an amendment to this Official Plan and an amendment to the Official Plan of the County of Middlesex.

The Township’s two active land fill sites are located on the East Half of Lot 15, Concession 1, NER, former Adelaide Township, and on Part of Lot 13, Concession 2, former Metcalfe Township, as shown on Schedule “B” of this Plan.

Due to the potential for methane gas and leachate to migrate off the site and the associated health and safety implications, the Ministry of the Environment requires soil, atmosphere and groundwater testing within 500 metres of the fill area of the site prior to the approval of a development proposal or lot creation or issuance of any building permit for dwellings or other habitable buildings where health and safety of the occupants may be adversely affected.

Residential or other sensitive uses will not be permitted to locate closer than 90 metres to the operating area of the landfill site or closer than 30 metres to the closed portion of the site. Land which was used in the past for waste disposal in the Township of Metcalfe is situated in Part of Lot 1, Concession VII as shown on Schedule “B”. In addition, there are at least two known abandoned landfill sites situated just outside the Township in the neighbouring Township of Brooke (i.e. part of

~~Lot 29, Concession XI and XII). As the potential exists for soil instability, the presence of methane and other soil gases and groundwater contamination by leachate, soil, atmosphere and groundwater, testing in accordance with the requirements of the Ministry of the Environment may be required for abandoned landfill sites as well as land lying within 500 metres of these sites prior to construction of any buildings or structures. The Township will, therefore, notify the Ministry of Environment prior to the issuance of any building permits to determine the need or desirability for such testing and advise the applicant accordingly.~~

PROPOSED

5.0 IMPLEMENTATION

5.1 Interpretation

This Plan shall be implemented by means of the powers conferred upon the Township by the Planning Act, the Municipal Act, and other such statutes as may be applicable. In particular, the Plan shall be implemented by Zoning By-Laws, property standards and occupancy by-laws, legislation pursuant to the Municipal Act, site plan control and the undertaking of public works.

Where any Act or portion of an Act is referred to in the Plan, such references shall be interpreted to refer to any subsequent renumbering of the sections in the Act and/or changes in the date of the Act.

The boundaries between land use designations on the Land Use Schedules are approximate except where they coincide with roads, railways, rivers or similar geographical barriers. Where such features do not exist, the exact determination of boundaries shall be the responsibility of Council. Council may permit, without amendment to the Plan, minor departures from these boundaries where it is satisfied that the intent of the Plan is maintained.

5.1.1 Administrative and Editorial Amendments

The following changes shall be considered administrative in nature and may be made to this Plan without requiring an amendment under the *Planning Act*, provided that the intent, objectives, policies, land use designations, and mapping of the Plan are not altered:

- (a) corrections to spelling, grammar, punctuation, formatting, page numbering, section numbering, cross-references, headings, captions, and typographical errors;
- (b) updates to the Table of Contents, including appendices, lists of figures, lists of tables, schedules, legends, page references, hyperlinks, and other navigational or reference materials;
- (c) updates to the names of Provincial or Federal ministries, agencies, departments, municipalities, conservation authorities, Indigenous communities, public bodies, legislation, regulations, policies, standards, manuals, guidelines, or technical documents resulting from organizational, legislative, or administrative changes;
- (d) updates to references to Provincial legislation, regulations, Provincial Planning Statements, Provincial Plans, technical standards, manuals, and guidelines, which shall be interpreted as referring to the successor document, as amended or replaced from time to time;
- (e) revisions to the formatting, layout, document structure, accessibility features, or electronic presentation of this Plan to maintain compliance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), applicable accessibility standards, or successor legislation, including revisions necessary to improve readability, navigation, compatibility with assistive technologies, and digital accessibility, provided that the intent and effect of the policies of this Plan are not changed; and
- (f) any other administrative or editorial revisions that do not affect the intent or implementation of this

5.1.2 Interpretation of References

Unless otherwise specified, any reference in this Plan to legislation, regulations, Provincial policy documents, ministries, agencies, authorities, organizations, technical standards, or guideline documents shall be interpreted as a reference to the current version of that document or organization, including any successor legislation, regulation, policy, ministry, agency, or document, as amended, consolidated, or replaced from time to time.

5.2 Public Participation

In order to adequately inform the public as to the policies contained herein, the Township, upon receiving the County's approval of this Plan, will make copies of the document available for public inspection and purchase at the Township office.

The Township will inform the public regarding planning matters in order to obtain meaningful and participatory public input in the planning process and consider enhancements to the minimum provisions of the Planning Act in respect of notice and public meetings for all amendments to the Official Plan and Zoning By-law.

5.3 Official Plan Amendments

An amendment to this Plan is required to permit the establishment of uses other than those provided for in the applicable designation in this Plan. Council shall evaluate amendments to this Plan based on the following criteria:

- (a) the desirability and appropriateness of changing this Official Plan to accommodate the proposed use in light of the goals and policies of this Plan and its conformity to the County Official Plan;
- (b) the need for the proposed use including justification for the amount of land proposed for a change in designation based on undeveloped land available
- (c) the compatibility of the proposed use with surrounding land uses and the natural environment. Council may require a Development Assessment Report if the land is within or adjacent to a locally significant natural feature as defined in Section 2.2.54;
- (d) whether the land is within 120 metres of designated Wetlands and results in a Development Assessment Report as outlined in Section 2.2.54;
- (e) the suitability of the site for the proposed use in relation to the physical features of the property including topography, soils, vegetation and drainage;
- (f) the adequacy of the existing road network to service the proposed use and the provision of safe access to the site considering the speed limit, volume of traffic and sight lines. Council may require a traffic impact study with any proposal for a change in land use that it determines may affect the adequacy of the existing road network;
- (g) the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other

- (h) compliance with Minimum Distance Separation criteria;
- (i) the availability of appropriate facilities for education, recreation, public services, or the cost to the Township to provide these services for the proposed use; ~~and,~~
- (j) The applicant shall ensure all material as required and identified following pre-consultation as outlined in Section 5.143 of the Official Plan has been provided as necessary; ~~and~~
- (k) Whether the land is within Natural Hazard Lands as regulated by the respective Conservation Authority.

5.4 Zoning

The Zoning By-law for the Township of Adelaide Metcalfe shall zone land in accordance with the land use designations and policies contained within this Plan and will establish regulations to control the use of the land and location of buildings and structures. No application may be approved or by-law passed that does not conform to this Plan, save and except a by-law or variance approved pursuant to the Planning Act.

Council may, by by-law, delegate its authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of Council or to an individual who is an officer, employee, or agent of the Township.

The following are considered by-laws under Section 34 of the *Planning Act* that are of a minor nature:

- (a) a by-law to remove a holding symbol;
- (b) a by-law to authorize the temporary use of land, buildings, or structures;
- (c) an amending by-law under Subsection 34 (10) of the *Planning Act* to permit the extension or enlargement of any land, building, or structure that lawfully existed on the day that the Zoning By-law was passed, provided that such land, building, or structure continues to be used in the same manner and for the same purpose; and
- (d) a by-law to which Section 43 of the *Planning Act* applies.

5.5 Holding Provisions

The Township may apply a Holding “H” provision to any zone in the Zoning By-law in accordance with the Planning Act. Holding provisions allow the Township to identify the uses ultimately intended

Holding provisions shall not be removed until such time as Council is satisfied that the following conditions have been met:

- (a) a specific proposal has been submitted to the Township;
- (b) water of sufficient quality and quantity is available to service the proposed development as approved by the appropriate authority;
- (c) public or private sanitary services can be constructed or are available and the design has been approved by the appropriate authority;
- (d) the relevant policies of Section 3 of this Plan are satisfied with respect to the use being proposed;
- (e) a plan of subdivision, where appropriate has been submitted and has received draft plan approval; and
- (f) a satisfactory agreement, where deemed necessary, has been entered into by the Township and the property owner.

The Zoning By-law will identify specific areas where Holding provisions have been placed and will set out the procedure for their removal, as set out in the Planning Act. In the interim, new buildings or structures or extensions to buildings or structures may be restricted. Uses of properties with Holding provisions which are compatible with neighbouring uses and are in conformity with the policies of this Plan may be permitted.

5.6 Non-Conforming Uses

It is intended that a use which does not conform to the policies of this Plan will be replaced with a use which does conform to this Plan in the long term.

Where a use predating this Plan is not in conformity with the policies of this Plan, Council may consider recognizing the use on a site specific basis in the Zoning By-law where it is satisfied that:

- (a) the use does not constitute a danger or a nuisance to neighbouring uses by virtue of the activity it is engaged in or the traffic which it generates;
- (b) the use will not detract from the future intended land uses for the areas; and,
- (c) the Zoning would not set a precedent to encourage similar uses to establish in the area.

Where an application is made to expand or extend a legal non-conforming use the application may be dealt with as a zone change or a minor variance. Council may consider approval of the expansion of the legal non-conforming use under the following conditions:

- (a) the proposed expansion or extension shall not unduly aggravate the situation created by the

existence of the use;

- (b) the proposed expansion or extension shall be reasonable relative to the size of the existing use as it existed on the date of the passing of the Zoning By-law;
- (c) neighbouring conforming uses will be protected by appropriate site plan control measures;
- (d) traffic and parking conditions in the vicinity of the non-conforming use will not be adversely affected by the expansion or extension;
- (e) that water, sanitary and storm drainage services and roads are adequate or will be made adequate; and,
- (f) the proposed expansion or extension does not extend beyond the original parcel of land, as it existing on the date of the passing of the Zoning By-law.

5.7 Existing Vacant Lots

There are existing vacant lots previously created for residential purposes within the Agricultural Areas of the Township. New lot creation for residential purposes has not been permitted in the Agricultural designations of predecessor Official Plans and is not permitted in this Plan.

Existing vacant lots, however, may be used for the purposes of establishing a single detached dwelling subject to the regulations of the By-law provided they meet the Minimum Distance Separation (MDS I) formula. Existing vacant lots must also be large enough to accommodate a building envelope, sewage envelope and potable water supply.

5.8 Plans of Subdivision

The County of Middlesex is the approval authority for plans of subdivision and descriptions of condominium in the Township of Adelaide Metcalfe. The role of Township Council in this process is to recommend applications to the County for approval. The County's policies for plans of subdivision are set out in Section 4.5.1 of the County's Official Plan.

A plan of subdivision under the Planning Act shall be required to ensure proper and orderly development where more than three lots are proposed to be created (two severed and one retained), a public road must be constructed, or an extension of services is required. The plan of subdivision shall be required to show a logical development scheme for the surrounding undeveloped properties.

Reference shall also be made to development criteria set out in section 3 Land Use Policies of this Plan. Applications for a draft plan of subdivision shall be consistent with the criteria outlined in Section 51(24) of the Planning Act.

The Township Council shall recommend approval of only those plans of subdivision which comply with the policies of this Plan and which, to the satisfaction of Council, can be supplied with adequate public utilities and services such as schools, fire protection, water supply, sanitary services/facilities, and storm drainage facilities, and which would not adversely affect the economy of the Township of Adelaide Metcalfe.

5.9 Consents

A consent to sever shall only be granted if the proposed use of the land conforms to this Plan and complies with the Zoning By-law, and where it is clear that a plan of subdivision is not necessary for the proper and orderly development of the land. Where an application for consent contravenes this Plan or the Zoning By-law, no severance shall be granted unless the Plan and/or the Zoning By-law is/are first amended. The policies of this Plan and the requirements of the Township regarding consents to sever may be implemented through an agreement between the Township and the owner pursuant to the Planning Act.

Applications for consent to sever shall also be evaluated with the following criteria:

- (a) the flexibility of the proposed severed and retained lots for future permitted uses should not be reduced;
- (b) the severance should not lead to the creation of an undersized, irregularly shaped lot which is unsuited for the existing or proposed use;
- (c) the availability of water supply of sufficient quality and quantity and public or private sanitary services for the severed and retained lots to the satisfaction of the appropriate approval authority;
- (d) compliance with Minimum Distance Separation I (MDS I) as set out in the Township's Zoning By-law;
- (e) issuance of a permit by the County of Middlesex where access is proposed onto a County Road;
- (f) compatibility between existing and the proposed land uses;
- (g) scattered urban development throughout the planning area shall be prohibited and urban land uses shall be directed to the Community Areas, Hamlet Areas and Urban Areas designations; and,
- (h) consents shall only be granted where there is access onto an existing public road that is adequate for the proposed use.

5.10 Site Plan Control

Council has designated by by-law all the land within the Township as the Site Plan Control Area, as provided in the Planning Act. All development and redevelopment within the Site Plan Control Area shall be subject to site plan control with the exception of the following:

- (a) Agricultural uses, not including Agricultural-Related Commercial and Industrial Uses;
- (b) Single detached, semi-detached or duplex dwellings;
- (c) Institutional development or redevelopment within the jurisdiction of the Thames Valley District School Board or the London District Catholic School Board; and
- (d) Any other matters in which site plan does not apply by statute.

Within the proposed site plan control area the Township may require, as a condition of development, the provision and maintenance of facilities related to vehicular access, landscaping, parking and loading areas, grading, servicing, external lighting and other site features. Council may determine the site plan submission requirements needed to evaluate the proposed development or redevelopment. Council may require any of the following information in support of a Site Plan Application:

- (a) Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under section 41 (7) (a) of the Planning Act, including facilities designed to have regard for accessibility for persons with disabilities.
- (b) Drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing less than twenty- five dwelling units, which drawings are sufficient to display,
 - (i) the massing and conceptual design of the proposed building;
 - (ii) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
 - (iii) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
 - (iv) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, provided an official plan policy and a by-law passed under subsection (2) both contain provisions relating to such matters are in effect in the municipality;
 - (v) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under subsection (2) are in effect in the municipality; and
 - (vi) facilities designed to have regard for accessibility for persons with disabilities.

It is not intended that every application for Site Plan Approval would be subjected to all of the above requirements. Council can determine the extent of the above information that is required on an application by application basis.

Where development is proposed adjacent to a County Road, the Township will circulate the site plan to the County of Middlesex for its review and comment. Where development is proposed within a regulated area or requires a permit from a conservation authority, the appropriate conservation authority will be circulated for review and comment.

In circumstances where a site plan is required, approval must be obtained prior to the issuance of

Site plan agreements may be required by Council and registered on title.

5.11 Community Improvement

Part IV of the Planning Act allows Council to designate any part of the Township, or the entire Township, as an area whose improvement is desirable for any environmental, social, or community economic development reason. This Official Plan's Community Improvement policies are intended to encourage the enhancement of existing areas by incentivizing improvements to private properties, streets, sidewalks, parks, and other physical elements of designated areas.

- (a) Council may pass by-laws to designate one or more parts of the Township, or the entire Township, as a Community Improvement Project Area.
- (b) Once an area has been designated as a Community Improvement Project Area, Council may provide for the preparation of a Community Improvement Plan and may adopt that Plan once it has been prepared.
- (c) Once a Community Improvement Plan has come into effect, the Township may make grants or loans to the owners and tenants of lands and buildings within the designated Community Improvement Project Area to pay for the whole or part of the eligible costs of the Community Improvement Plan.
- (d) Council may designate a Community Improvement Project Area and adopt a Community Improvement Plan for any of the following purposes:
 - (i) to address the need to rehabilitate a significant portion of the housing stock in a particular area;
 - (i) to address a lack in the supply of sufficient affordable housing;
 - (ii) to stimulate private-sector investment in a way that results in non-residential growth;
 - (iii) to encourage economic revitalization, particularly in rural Settlement Areas;
 - (ii) to facilitate or encourage community change in a coordinated manner;
 - (iii) to address deficiencies in, or the deterioration of, municipal services or infrastructure, including roads, curbs, sidewalks, or street lighting;
 - (iv) to address deficiencies in, or the deterioration of, public recreation facilities or public open space; or
 - (v) to address any other matters referred to in the definition of "community improvement" in Section 28 (1) of the Planning Act.
- (e) Council may undertake studies to evaluate areas of the Township for their potential designation as Community Improvement Project Areas.
- (f) For greater clarity, the undertaking of studies referred to in Clause (e) above is not required for an

area to be designated as a Community Improvement Project Area.

(g) A Community Improvement Plan whose purpose is to offer incentive programs aimed at redeveloping or marketing a Community Improvement Project Area as a commercial area shall not be adopted unless:

(i) the designated Community Improvement Project Area has a viable or potential commercial function; and

(ii) the geographic extent of the designated Community Improvement Project Area is not so broad as to limit the effectiveness of the Community Improvement Plan.

(h) Council may achieve its Community Improvement objectives through the adoption and enforcement of a Property Standards By-law under the Building Code Act, 1992.

(i) Council may, where necessary, acquire land to provide services, improve certain facilities, or provide incentives for the remediation of contaminated sites.

5.12 Property Maintenance and Occupancy Standards

Council may establish minimum standards of property maintenance and occupancy in order to improve, maintain and protect existing and future development within the Township. Section 15.1 of the Building Code Act permits Council to adopt and enforce a Maintenance and Occupancy By-law. The by-law may be applicable to all properties in the Township and may contain, among other matters, standards with respect to:

- (a) maintaining properties free from refuse and abandoned or derelict vehicles, trailers, boats, machinery and equipment;
- (b) Maintaining buildings, yards, lands, parking, fences and storage areas;
- (c) Structural condition of buildings;
- (d) Services to buildings (e.g. plumbing, heating and electricity); and,
- (e) Occupancy.

Upon adoption of a Maintenance and Occupancy By-law, the Township will appoint a Property Standards Officer who will be responsible for administering and enforcing the provisions of the by-law. The Township will also appoint a Property Standards Committee in accordance with the provisions of the Building Code Act, for the purpose of hearing appeals against orders of the Property Standards Officer.

5.13 Review and Updating of By-laws

Where necessary or otherwise considered desirable, the Township will amend its existing by-laws or pass new by-laws as may be required to ensure activities are properly regulated and controlled in conformity with the land use designations and policies of this Plan.

5.14 Pre-Consultation / Additional Information and Material

Prior to submitting an application requesting any of the following, the applicant shall be required to consult with the Township regarding the prospective applications:

- (a) An amendment to this Official Plan;
- (b) An amendment to the Zoning By-law;
- (c) Site plan approval; or
- (d) Approval of a plan of subdivision or condominium.

5.15 Complete Applications

The Planning Act permits a Township Council or a delegated approval authority to require that a person, public body or applicant who applies, submits or makes requests for amendments to the Official Plan, amendments to the Zoning By-law, site plan approval, approval of plans of subdivision (including condominiums), and consents, provide any "other information or material" that Township Council or the approval authority considers it may need to provide a basis for sound land use planning decisions in addition to the requirements of the policies of the Official Plan and the Provincial Planning Statement.

5.15.1 Complete Application Provisions

To ensure that all relevant and required information pertaining to a planning application is available at the time of application submission to enable Township Council, and its delegated approval authorities, to make informed decisions within the prescribed period of time and to ensure that the public and other stakeholders have access to all the relevant information earlier in the planning process; any or all of the studies outlined below may be requested from applicants who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, site plan approval and approvals of plans of subdivision, including condominiums.

In all instances the number and the scope of the studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application.

5.15.2 Reports and Studies

Support studies may be required as part of the development approvals process, or as a part of a more detailed planning study. The required supporting studies will be identified through pre-consultation with the Township, and those that have been identified will be required as part of a complete application. The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it to assist Township Council, and its delegated approval authorities, to evaluate an application. The need and the timing of the support studies will be determined by the Township on a site or area-specific basis having regard to the other provisions of this Plan, provincial legislation, regulations, policies and appropriate guidelines.

Support studies shall be prepared in a manner that has regard for relevant federal and provincial

Support studies shall be prepared by qualified professionals to the satisfaction of the Township and, where applicable, in consultation with relevant public agencies and affected parties.

A public participation program may be established as part of the preparation of a support study to allow interested or affected parties to participate in the process.

All relevant mitigation recommendations included in a support study shall be considered as a condition of approval to be Implemented by the proponent of development.

Township Council may adopt a support study by a resolution.

5.15.3 Types or Reports and Studies

Township Council and its delegated approval authorities may require that a person, public body or application who applies, submits or makes request for amendments to the Official Plan, amendments to the Zoning By-law, site plan approval, approval of plans of subdivision (including condominiums), and consents, provide any “other information or material” that Township Council or the approval authority considers it may need to appropriately evaluate the application. The following list of reports and studies is provided to assist in identifying typical requirements that

may be necessary to support a planning application. These broad categories of reports and studies are not intended to preclude Township Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process is circumstances necessitate the need for such information as part of the decision-making process. An applicant shall be required to consult the Township prior to undertaking any reports/studies to identify and confirm the terms of reference for each required report/study.

5.15.4 Reports/Studies to address Planning Matters

The submission of reports and studies related to local and provincial planning matters is to ensure that a proposed development and/or change in land use is consistent with the Provincial Planning Statement, the County Official Plan, and the Township Official Plan and provides an integrated approach to land-use planning. The reports/studies must also demonstrate that the proposed development and/or change in land use are consistent with the Provincial Planning Statement, the County Official Plan, and the Township Official Plan. Where applicable, the reports/studies will also address consistency with an Area Plan and/or Guidelines Document that has been adopted by Township Council.

5.15.5 Reports/Studies relating the Environmental and Natural Matter

The required reports/studies are to identify the environmental and/or natural features which may be affected by the proposed development and/or change in land-use; identify the areas that are to be employed as a buffer between the environmental and/or natural feature and the proposed development and/or change in land use; and identify any other mitigative measures to be undertaken to protect the environmental and/or natural features from any adverse impacts associated with the proposed development and/or change in land use. These studies may include, but not be limited to Development Assessment Reports. Study components may be determined in consultation with the applicable Conservation Authority or other applicable agency having expertise in the matter.

5.15.6 Reports/Studies to address Transportation Matters

The required reports/studies are to ensure that a proposed development and/or change in land use will not have a negative impact on the transportation network or on its surrounding land uses. Where new transportation infrastructure is required or an expansion of the existing transportation infrastructure is necessary to accommodate a proposed development and/or change in land use, the transportation reports/studies will demonstrate that the improved transportation infrastructure will be adequate to accommodate all intended modes of transportation in an efficient manner with minimal adverse impact on surrounding uses. Study component may include but not be limited to:

- (a) The collection and projection of traffic related data;
- (b) Trip generation, assignment and distribution;
- (c) Street and intersection capacity; and
- (d) Recommended measures required to achieve the transportation goals, objectives and policies of this Plan.

Within 800 metres of the limit of a provincial highway, the Ministry of Transportation (MTO) may require the preparation of a Traffic Impact Study for major development proposals for large traffic generators in accordance with its “General Guidelines for the Preparation of Traffic Impact Studies.” The main purpose of the Traffic Impact Study is to demonstrate how the transportation impacts of a proposed development or redevelopment can be mitigated and addressed in a manner that is consistent with the objectives of the MTO.

The Traffic Impact Study also serves as the basis for the identification and evaluation of transportation related improvements or measures to be included as a condition of access approval, including funding, for the development or redevelopment.

5.15.7 Reports/Studies to address Servicing and Infrastructure Matters

The required reports/studies are to ensure that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer, and Stormwater management services, where applicable, or private services where municipal services are not available. Stormwater management reports/studies shall be circulated to the Ministry of Transportation (MTO) and the County of Middlesex for review and approval for development situated adjacent to or in the vicinity of a provincial highway and/or county road whose drainage may impact the highway or road.

5.15.8 Reports/Studies to address Financial and Market Impact Assessment Matters

The required reports/studies are to ensure that a proposed development and/or change in land use will not have an undesirable or unanticipated financial impact on the Township. The required reports/studies are to identify the short-term and long-term costs to the Township for the provision of municipal infrastructure and services required to support a proposed development and/or change in land and an estimate of anticipated revenues arising from a proposed development and/or change in land use. Study components may include but not be limited to:

- (a) Describing the proposal in detail, including any expected benefits to the Township;
- (b) Identifying anticipated municipal costs associated with the proposal;
- (c) Recommending a proposed financing and timing scheme;
- (d) Indicating how and why the proposal may contribute to the economic viability of the Township.

The Market Impact Assessment is to determine if a proposal is feasible and to identify land use conflicts

TOWNSHIP OF ADELAIDE METCALFE OFFICIAL PLAN | Proposed for Council Adoption September 21st, 2026

that may arise as a result of a proposed development and/or change of land use. It is not intended to reduce competition. Study component may include but not be limited to:

- (a) Evaluating alternative locations;
- (b) Identifying and assessing the impact on existing uses of a similar nature;
- (c) Including relevant financial data; and
- (d) Documenting the feasibility of the proposal.

5.15.9 Reports/Studies to address Nuisance and Hazard Matters

The submission of reports and studies related to nuisance and/or hazard matters is to demonstrate that inhabitants or uses or a proposed development and/or change in land use are buffered from nuisances related to noise, dust, odour and vibrations, and to reduce the potential for public cost or risk to future inhabitants resulting from natural and/or human-made hazards. The required reports/studies are to identify all of the potential nuisance issues and/or natural/human-made hazards which may impact the proposed development and/or change in land use; identify the areas that are to be employed as a buffer between the nuisance issues and/or natural /human-made hazards and the proposed development and/or change in land use; and identify any other measures to be undertaken to mitigate the impacts associated with the nuisance issues and/or natural/human-made hazards from the proposed development and/or change in land use.

Where such Study is required, study component may include but not be limited to:

- (a) Having regard to relevant provincial legislation, regulations, policies and appropriate guidelines; and
- (b) Assessing the existing and predicted noise and vibration levels on the site, identifying and recommending various abatement measures, warning clauses, and/or other appropriate measures, which can be implemented and secured by way of zoning, site plan agreement, subdivision agreement and/or development agreement;
- (c) Assessing the flood erosion hazards which may include assessments such as Flood Hazard Assessment, or Erosion Hazard Assessment completed by qualified professional engineers. The Terms of Reference should be reviewed and approved by the Township and Conservation Authority with justification, prior to the commencement of the study.

5.15.10 Peer Review

The Township may, at the applicant's expense, retain the services of its own professionally qualified and independent person or consultant to establish and terms of reference for a study or report and/or conduct a peer review of such study or report to provide an independent opinion on such matters.

5.15.11 Site Plan Approval

In addition to the foregoing, the following shall apply to applications for site plan approval:

- (a) The Township may require that a peer review be completed as part of a complete application; and
- (b) Where other planning approvals are required to facilitate a development, site plan applications shall not be deemed complete until such time that any other necessary planning approval are in force and effect.

5.16 Parkland Dedication

The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Township may require lands be dedicated for park or other recreational purposes at the rate of 1.0 hectare for every 600 dwelling units, or where cash-in-lieu is accepted, it shall be provided at a calculated rate of one hectare per 1000 dwelling units.

Cash-in-Lieu

Where adequate parkland is available, where more suitable sites exist elsewhere, or where parkland proposed to be conveyed does not meet the acquisition criteria below, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes. The amount of the payment shall be determined in accordance with the provisions of the Planning Act. The value of the subject lands shall be determined by an appraisal authorized by the Township, in accordance with the provisions of the Planning Act. This Plan recognizes the conveyance of land as the preferred method of parkland dedication.

Acquisition

Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Township for park purposes shall be evaluated on the basis of the following criteria:

- (a) Proximity and access to existing recreation facilities and parks;
- (b) Proximity and access to users;
- (c) The size, shape, topography and drainage of the parkland parcel. The development of parkland parcels that are smaller than 0.5 hectares in size shall be discouraged, unless it is necessary to reconcile gap areas;
- (d) Suitability of supporting a variety of active and passive recreation uses. The acceptance of woodlots and environmentally sensitive as parkland dedication should be discouraged, although the Municipality may assume these lands (over and above the required amount) for the purposes of protecting natural areas for passive recreation and educational uses;
- (e) Adequate street frontage;
- (f) Potential development and maintenance costs; and
- (g) Potential for expansion.

Appendix 1 - Glossary

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.

ADDITIONAL RESIDENTIAL UNIT:

means a dwelling unit that is self-contained, clearly subordinate to, and located within the same building or on the same lot of a principal dwelling unit.

ADJACENT LANDS:

For the purpose of Natural Heritage System means those lands, contiguous to a specific Natural Heritage System Feature, where it is likely that development or site alteration would have a negative impact on that Natural Heritage System feature and ecological functions. The extent of the adjacent lands is 120 metres for Natural Heritage System Features, except for Habitat of Endangered or Threatened Species where the extent of adjacent lands will be determined in accordance with Provincial legislation or guidelines.

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;
- (h) interference with normal conduct of business, and
- (i) impairment of ecological functions important to sustaining the Natural Heritage System

AFFORDABLE HOUSING:

means

- (a) in the case of ownership housing, the least expensive of:
 - (a) 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
 - (b) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:

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

AGRI-FOOD NETWORK

Within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including onfarm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

AGRI-TOURISM USES

Means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

AGRICULTURAL IMPACT ASSESSMENT

Means the evaluation of potential impacts of nonagricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

AGRICULTURAL SYSTEM:

Means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

AGRICULTURAL USES:

means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock and other animals for food, 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 housing for farm workers, 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 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):

means 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.

CONSENT:

means a legal permission, generally given by a local Committee of Adjustment 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.

CONSERVATION AUTHORITY:

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

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 aggregate 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 2.2.5) 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 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 living and non-living environments that support 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

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.

EMPLOYMENT AREA:

means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

ENDANGERED SPECIES:

means a species that is listed or categorized as an “Endangered 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.

ENERGY STORAGE SYSTEM:

means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage

ENVIRONMENTAL ASSESSMENT PROCESS:

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

EROSION HAZARDS:

means 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 access allowance.

FARM OPERATION:

means the composite of all parcels operated as a farm.

FARMER:

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

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 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:
 - (i) 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;
 - (ii) the one hundred year flood; or
 - (iii) 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 and Forestry; 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).

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 furthest landward limit of the flooding or erosion hazard limits.

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

HOUSING OPTIONS:

means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multigenerational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

HYDROLOGY:

the study of surface water.

HYDROGEOLOGY:

the study of ground water.

INDIVIDUAL ON-SITE SYSTEMS:

means 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 (facilities and corridors) 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, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, 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 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.

LEGALLY EXISTING PITS AND QUARRIES:

mean:

- a) lands under licence or permit, other than wayside pits and quarries, issued in accordance with the Aggregate 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, significant valleylands, habitat of endangered species and threatened species, 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 2014, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NATURAL HERITAGE SYSTEM:

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, any permanent alteration to or destruction of fish habitat, except where it has been authorized under the Fisheries Act .
- (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, uses that produce value-added agricultural products and electricity generation facilities and transmission systems, and energy storage systems.

PETROLEUM RESOURCE OPERATIONS:

means oil, gas and salt wells, and associated facilities and other drilling operations, oil field 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 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 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, Food, Agribusiness 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. All land within the County's agricultural area is determined to be within the Prime Agricultural Area.

PRIME AGRICULTURAL LAND:

means specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order for protection.

PRINCIPAL DWELLING:

means the primary residential building constructed on a lot, which was established as the main residence prior to the development of any additional residential units. It is the first dwelling constructed on the lot and is the main use of the property for residential purposes.

REDEVELOPMENT:

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

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.

RENEWABLE ENERGY SOURCE:

means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

RENEWABLE ENERGY SYSTEM:

means a system that generates electricity, heat and/or cooling from a renewable energy source.

RESIDENCE SURPLUS TO A FARMING OPERATION:

means a habitable 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.

SENSITIVE LAND USES:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at

reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SETTLEMENT AREA:

means urban areas, community areas and hamlet 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.

SIGNIFICANT:

means:

- (i) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, as identified in the MHNSS, 2014, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- (ii) in regard to woodlands, as identified in the MNHSS, 2014, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- (iii) in regard to other features and areas identified in the MNHSS, 2024, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
- (iv) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- (v) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

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.

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) farmers skilled in the production of specialty crops; and
- (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.

URBAN AGRICULTURE

means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

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 to allow runoff to infiltrate). 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 recycling facilities, transfer stations, processing sites and 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.

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.

PART C – THE APPENDICES

- 1) Discussion Papers
- 2) Community Survey Results
- 3) Written Submissions
- 4) Public Meeting and Public Open House Records

Appendix 1

Township of Adelaide Metcalfe Official Plan
Review: Discussion Papers



Township of Adelaide Metcalfe Official Plan Review

Discussion Paper: Agriculture
Policies

December 2023

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INTRODUCTION

Agriculture is a longstanding economic backbone within the Township of Adelaide Metcalfe. There are approximately 212 farms located in the Township, which account for approximately 55,000 acres of land that is actively farmed today. The Township's land base is primarily comprised of prime agricultural lands, which support the growing of major field crops including corn, soybeans and wheat, a robust livestock industry, among other existing agricultural uses across the Township. While the Township's agricultural land base remains strong, prime agricultural land is a non-renewable resource comprising less than 5% of Ontario's total land base. It is therefore vital that the Township implement and maintain a balanced approach to addressing population and employment growth, while continuing to prioritize the protection of the Township's agricultural lands over the long term.

This discussion paper has been prepared to provide members of Council and the public with information related to the current agricultural policy framework to be considered during the Township's Official Plan Review. This paper also highlights topics of interest related to agricultural policies that have been identified through consultation with council, staff and members of the public. Finally, this discussion paper concludes with recommendations and next steps.

POLICY CONTEXT

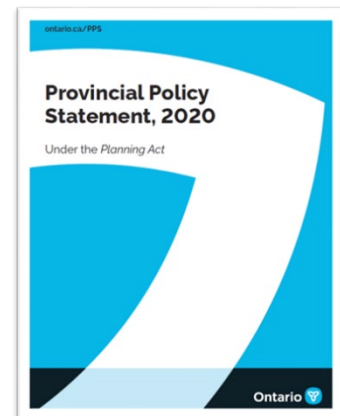
Agricultural planning policies that will inform the policies of the Adelaide Metcalfe Official Plan come from the direction of the Province through the Provincial Policy Statement and the County of Middlesex through the County's Official Plan. Additionally, these policies are informed by other sources including the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) *Guidelines on Permitted Uses in Prime Agricultural Areas*.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) issued under the Planning Act, lays out the foundation for land use planning in Ontario with respect to matters of provincial interest. The policies that are set out in the PPS pertain to building strong and healthy communities, the wise use and management of resources, and protecting public health and safety. As an implementation vehicle for the policies of the PPS, the Adelaide Metcalfe Official Plan is required to be consistent with the PPS.

Agriculture is identified as a matter of provincial interest as it is a major component of Ontario's economy and contributes to the quality of life for Ontarians. In regard to agriculture, the PPS states "*Prime agricultural areas shall be protected for long-term use for agriculture*".

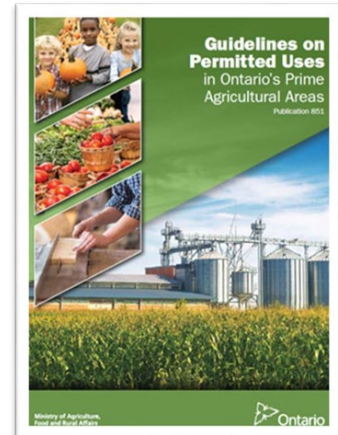
The policies of the PPS require planning authorities to designate prime agricultural areas and specialty crop areas. In the County of Middlesex, all land outside of settlement areas is designated Agricultural Area and these lands are considered Prime Agricultural Areas as defined by the PPS. The PPS permits a range of uses in Ontario's prime agricultural areas: agricultural uses, agriculture-related uses and on-farm diversified uses. The PPS also directs that all types, sizes and intensities of agricultural land uses and normal farm practices are to be promoted and protected within prime agricultural areas.



OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas further elaborates on the policies and definitions of the PPS as they relate to agriculture. The guidelines are meant to complement, be consistent with, explain the intent of the PPS policies and definitions and are intended to assist with the consistency of municipal approaches related to agriculture throughout Ontario. The guideline explores the three types of permitted uses within prime agricultural areas:

- Agricultural uses
- Agriculture-related uses
- On-farm diversified uses

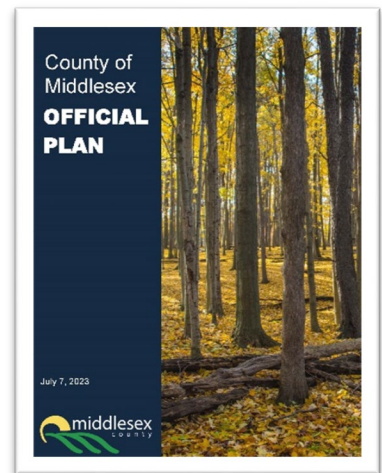


The guideline provides examples of each of the three types of permitted uses in addition to the PPS criteria for permitted uses and speaks to the scale at which each type of permitted use can exist. The guideline serves as an important tool for municipalities when amending and creating policies regarding the permitted uses in prime agricultural areas.

County of Middlesex Official Plan

The County of Middlesex Official Plan directs land use planning policy on a broad basis and is intended to provide a foundation to guide local municipalities in the development of their Official Plans and Zoning By-laws. The County's current Official Plan was approved with modifications by the Province on July 7, 2023, following the County Official Plan update.

The County Official Plan contains agricultural policies regarding resource management, growth management and includes detailed land use policies for Agricultural Areas. As mentioned, the County's Official Plan indicates that all land within Middlesex, other than land identified as Settlement Areas, is designated Agricultural Area and is considered Prime Agricultural Areas as defined by the PPS. As such, agriculture plays an important role in the County. The County's Official Plan also requires local Official Plans to further identify specific land uses, including agriculture. It will be necessary to ensure that the policies within the Adelaide Metcalfe Official Plan are in conformity with the County's Official Plan, as it is a requirement under the Planning Act.



Adelaide Metcalfe Official Plan

Adelaide Metcalfe's Official Plan provides comprehensive policies for the agricultural areas within the Township. The plan recognizes agriculture as the predominant land use and identifies the protection of the agricultural land base as a matter of primary importance for the maintenance of the economic and social fabric of the community. As shown on **Figure 1**, areas designated Agricultural Areas comprise the majority of the Township.

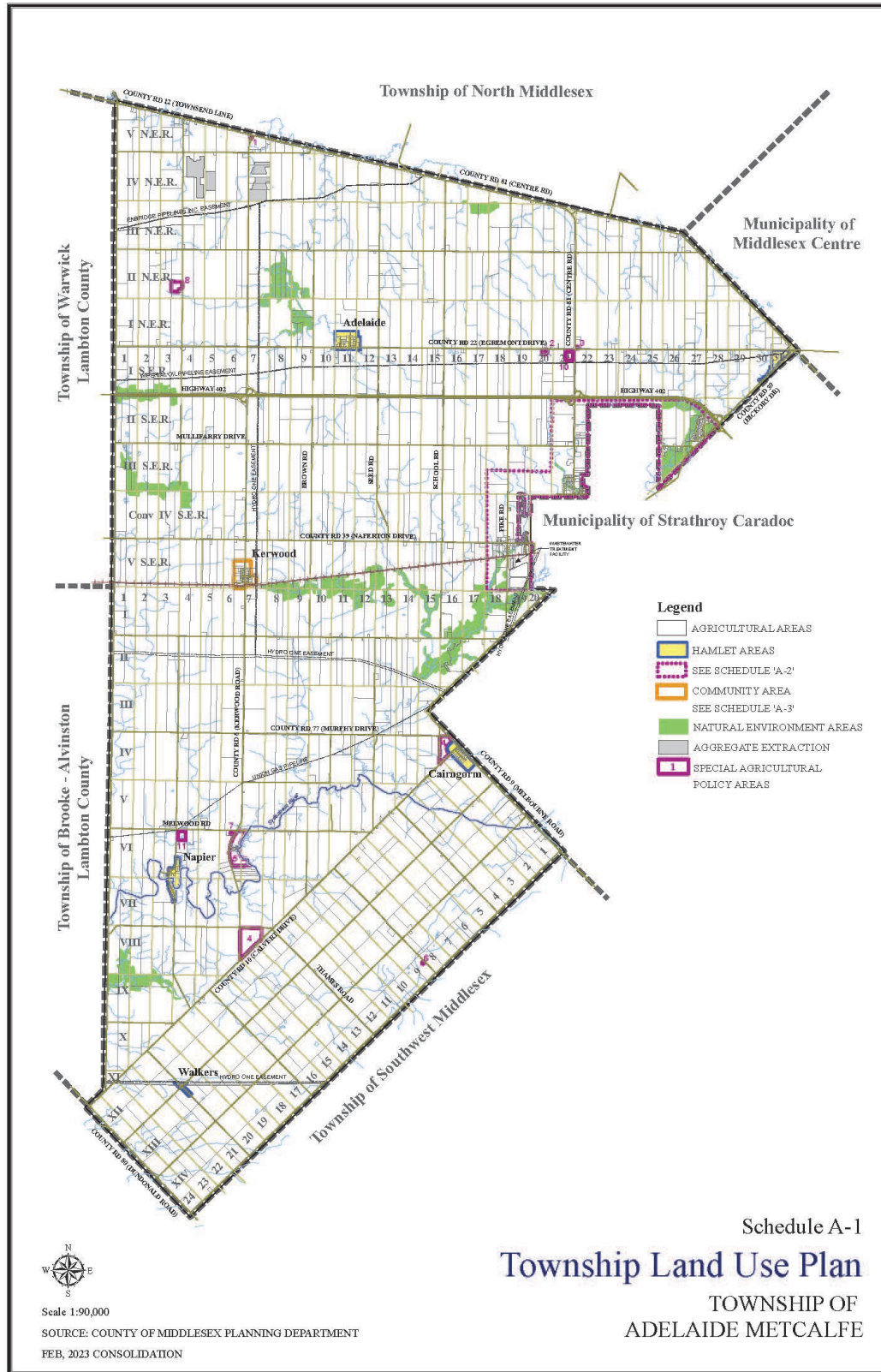


Figure 1

TOPICS OF INTEREST

This section explores topics of interest related to agricultural policies, including the review of current policies and new policies to be considered to help inform the Official Plan Review.

Balancing Growth

A primary area of focus identified through Council and public consultation to-date is how the Township should balance employment and population growth over the long-term, while considering the impact on the agricultural and natural environment systems. Consolidating employment lands and reallocating residentially designated lands to promote land use compatibility and the continued protection of agricultural lands are further discussed in the Employment and Housing Discussion Papers.

On- Farm Diversified Uses

On-Farm Diversified Uses (OFDUs) have been identified as a permitted use within Prime Agricultural Areas subject to criteria laid out in the PPS and in OMAFRA's Guidelines on Permitted Uses in Prime Agricultural Areas. Criteria for OFDUs include: the use being located on a farm, secondary to the principal agricultural use of the property; limited in area; includes but is not limited to home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products; and lastly the use must be compatible and must not hinder surrounding agricultural operations. OFDUs are an opportunity for farmers to diversify and supplement their income in addition to accommodating value-added and agri-tourism uses in prime agricultural areas. Examples of OFDUs include wine tasting, retail uses such as a farm market, value-added uses such as a cheese factory, and home industries such as the seasonal storage of boats or trailers.

As part of its Official Plan review, the County introduced new policies that reference OFDUs within the general policies to ensure consistency with the PPS. OFDUs are not currently referenced within the Township's Official Plan, although this review is an opportunity to set a policy framework for OFDUs to provide additional business opportunities for farmers and to ensure consistency with the PPS.

Agriculture-Related Uses

Another permitted use in prime agricultural areas identified by the PPS is agriculture-related uses (OMAFRA, 2014; MMAH, 2020). Agriculture-related uses are defined as *"farm-related commercial and farm-related industrial uses that are 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,"* (OMAFRA, 2014). The following criteria must be met in order for a use to qualify as an agriculture-related use:

- being a farm-related commercial or farm-related industrial use
- must be compatible with and must not hinder surrounding agricultural operations
- must be directly related to farm operations in the area, supports agriculture
- provides direct products and/ or services to farm operations as a primary activity

Examples of uses that could be considered agriculture-related include the processing of produce grown in the area, such as cider making, a flourmill, agricultural research centre, a farm equipment

repair shop, and a farmer's market that primarily sells produce grown in the area (OMAFRA, 2014).

As part of its Official Plan review, the County introduced new policies regarding agriculture-related uses to replace 'Farm-related commercial and industrial uses'. The Township Official Plan also touches on agriculture-related commercial and industrial uses, which share characteristics with agriculture-related uses. To ensure that Township's Official Plan is consistent with the PPS and in conformity with the County Plan, it will be prudent to add agriculture-related use policies to the Plan, including a definition of the term as well as the prescribed criteria.

Consents in Agricultural Areas

The PPS, the County Plan and the Township Plan include policies to ensure that newly created agricultural lots are the appropriate size for agricultural uses in the present and future. The PPS provides that lot creation in prime agricultural areas is discouraged and may only be permitted for agricultural uses, agricultural-related uses, a residence surplus to a farming operation, and infrastructure. The PPS also provides that the creation of new residential lots in prime agricultural areas are not permitted except in the case of a consent to sever a dwelling considered surplus to a farming operation as a result of farm consolidation (MMAH, 2020).

The County Official Plan states that non-farm related uses in agricultural areas have the potential to impair the effectiveness of agriculture operations. Further, scattered residential, commercial and industrial development may pose negative environmental impacts. To protect agricultural areas from non-agricultural uses, the County Plan provides that consents to dispose of a residence surplus to a farming operation may be permitted, subject to criteria, including the dwelling being built at least 10-years prior to the date of the application and provided that the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services. The County Plan also prohibits consents on lands located within 300 metres of an active sand, gravel or quarry operation or open pit mining operation.

Consents regarding minor boundary adjustments for legal or technical reasons are also touched on in the County Plan, which states that they shall be considered provided that non-viable farm parcels are not created and no adverse impacts on agriculture are anticipated. The County Plan discourages consents for new farm lots where the result would be a farm lot that is less than 40 hectares in size. As part of its Official Plan Review, the County introduced a new policy that provides local municipalities with some flexibility when establishing minimum farm parcel size. The County Plan states that local municipalities may establish a different minimum farm parcel size through an amendment to the County Plan only where a study is carried out by the local municipality, with the guidance and assistance of the province, to demonstrate that a different farm parcel size is appropriate for the type of agricultural uses common to the local area, yet sufficiently large enough to maintain flexibility for future changes to the type or size of agricultural operations.

When considering applications for consents in agricultural areas, the Township Plan provides that regard shall be had for the need to discourage the fragmentation of farmland, agricultural capability of the land, the type of agricultural activity that is currently taking place and what is being proposed. Further, regard shall be had for the minimum farm parcel size, the proposed building envelope, private on-site sewage and water services, and a contingency area where applicable. Additional agricultural consent policies include consents involving minor boundary

adjustments, and for agricultural related commercial and industrial uses. It is noted that consents for the creation of a farm lot less than 40 hectares are discouraged by the Township Official Plan.

Consents to sever a dwelling considered surplus to a farming operation as a result of farm consolidation are common planning applications that go before Township Council. Surplus farm dwelling consents aim to assist farmers in expanding their operations while ensuring that the surplus dwelling, which may be viewed as a nuisance for a farmer to own and maintain, can be sold to another party. The Township Plan includes criteria that shall be satisfied in order to sever a dwelling from a farm. This includes:

- demonstration of farm consolidation (consolidation occurs or has occurred through the acquisition of an additional farm parcel)
- the farming operation consists of at least two farms (the farms can be located in separate municipalities and held in different ownership as long as it is demonstrated that the farms are operated as a single entity)
- demonstration that the dwelling is surplus to the needs of the farming operation
- the dwelling was built prior to the timeframe specified in the County Plan
- the dwelling has been deemed to be habitable for human occupancy
- the parcel that is being created is the minimum sized needed to accommodate the use and the required water and sanitary waste disposal system

These policies are being reviewed to ensure that they are clear and easily understood by members of the farm community and public. This may include further clarification of what farm consolidation means, what is required to demonstrate farm consolidation, as well as what is required to demonstrate that a dwelling is surplus to a farming operation. It may be beneficial to provide additional information to clarify the intention behind surplus farm dwelling consents and advise why they may or may not be permitted.

Minimum Distance Separation

The Minimum Distance Separation formulae is an important tool to help reduce incompatibility issues related to odour produced from livestock operations. The PPS requires new land uses such as the expansion of livestock facilities and the creation of new lots to comply with MDS formulae. The County Plan also includes recently revised policies regarding MDS that require agriculture-related uses and OFDUs to be located in conformity with MDS. Further, new proposals for non-agricultural uses in the agricultural area are to comply with the MDS formulae. The County Plan notes that local Official Plans must contain MDS implementation policies.

Similarly, the Township Plan requires development in agricultural areas, such as new or expanding livestock operations, to comply with MDS requirements. The Township Plan provides that the expansion or establishment of non-agricultural uses and the expansion or establishment of new livestock facilities shall meet the MDS formulae. Further, the plan provides that the Township's Zoning By-law shall contain the Minimum Distance Separation formulae.

Alternative Housing Options in Agricultural Areas

The County Official Plan provides policy direction that supports the creation of alternative housing options within the agricultural area in the form of Additional Residential Units (ARUs) and

temporary housing options in the form of garden suites, tiny homes and trailers. These additional housing types are subject to temporary use by-laws in accordance with Section 39 of the Planning Act. This is elaborated on in the Housing Discussion paper.

Housing for Farm Labour

The PPS and County Plan treat housing for full-time farm labour as an agricultural use when the size and nature of the operation requires additional employment. The County introduced updated policies in this regard through its Official Plan Review. Specifically, the County Plan provides that temporary or permanent residential units for farm labour are permitted if grouped with existing farm buildings. Further, the County Plan encourages local municipalities to include policies in their Official Plans that address additional considerations including demonstration of need, minimizing the loss of agricultural land, building size, adequacy of services, access, and Minimum Distance Separation.

To ensure that the Township's Official Plan is consistent with the PPS and in conformity with the County Plan, it will be prudent to address housing for farm labour through the Township's Official Plan Review. These policies will likely include prescribed criteria and a definition.

Manure, Biosolids and Septage

Through the Middlesex 2046 Official Plan Review, the County introduced policies that speak to manure, biosolids and septage. The County Official Plan encourages stewardship by landowners to support the wise management of agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment through the safe and effective management of land-applied materials. Further stating that land application of manure, biosolids and septage shall adhere to the requirements of applicable legislation.

Regarding the storage of biosolids, similar to a traditional fertilizer, the County Official Plan states that the material shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment, while mitigating conflicts with adjacent land uses. Further, the processing and or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts, and address matters such as stormwater management, setbacks, screening and buffering.

To ensure that the Township's Official Plan is in conformity with the County Plan, it will be prudent to address policies related to manure, biosolids and septage through the Township's Official Plan Review. These policies will likely be very similar to those within the County Official Plan and may be included with a definition.

Definitions

The PPS and the County Official Plan contain several definitions related to agriculture that are new or have been revised. The definitions within the Township Plan should be updated to be consistent with the definitions within the PPS and the County OP. This includes definitions such as on-farm diversified uses, agriculture-related uses, a farm operation, etc.

RECOMMENDATIONS AND NEXT STEPS

This discussion paper has provided a background of the policies related to agriculture to help inform the draft policies for the Township of Adelaide Metcalfe Official Plan. The updates and revisions that may be required include the following:

- It is recommended that the Township Plan provide policy direction for on-farm diversified uses and agriculture-related uses. The home occupation policies within the Township Plan should also be reviewed and revised if required.
- It is recommended that agricultural consent policies, including policies for surplus farm dwellings, be reviewed and revised if necessary. Consent policies related to areas within 300m of aggregate extraction operations and quarries will be added.
- It is recommended that the MDS policies are reviewed and revised to ensure appropriate implementation of the tool.
- It is recommended that the definitions within the Township Plan are revised if necessary and include new definitions that are laid out in the PPS and within the County Plan.



Township of Adelaide Metcalfe Official Plan Review

Discussion Paper: Employment
Policies

December 2023

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INTRODUCTION

Employment lands are areas designated to accommodate clusters of business and economic activity including industrial, rural industrial and business parks. Employment lands generally include a broad range of industrial-type land uses such as manufacturing, warehousing, distribution and associated offices, retail and other ancillary uses. Employment lands provide opportunities for a diversified economic base, and can provide direct and indirect benefits not only within the Township but also on a Regional scale.

This discussion paper has been prepared to provide members of Council and the public with information regarding the current employment-related policy framework to be considered during the Township's Official Plan Review. This discussion paper highlights topics of interest related to existing employment lands in the Township, a land balance analysis that considers supply and demand, a discussion on regional inter-provincial trends, makes recommendations and outlines next steps for the Official Plan Review.

POLICY CONTEXT

Employment policies that will be used to inform and guide the policies of the Township's Official Plan come from the direction of the Province through the Provincial Policy Statement and Middlesex County's Official Plan. Additionally, staff will refer to the Economic Development Strategic Plan Alignment work done by MDB Insight during the County's recent Official Plan Review.

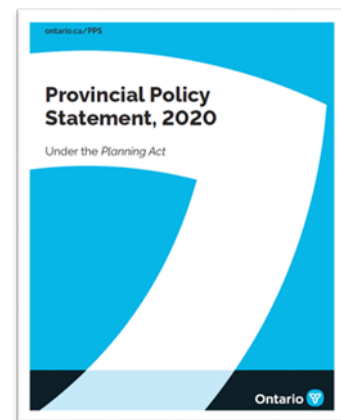
The purpose of the Economic Development Strategic Plan Alignment exercise was to review Middlesex County's Economic Development Strategic Plan, Corporate Strategic Plan and the County's previous Official Plan. Through this review, policy topics were identified that should be addressed and supported by the County's Official Plan through draft policy recommendations.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the Planning Act, lays out the foundation for land use planning in Ontario with respect to matters of provincial interest. The policies that are set out in the PPS pertain to building strong and healthy communities, the wise use and management of resources, and protecting public health and safety. As an implementation vehicle for the policies of the PPS, the Adelaide Metcalfe Official Plan is required to be consistent with the PPS.

Municipalities are required to plan for, protect, and preserve employment areas and to ensure that the necessary infrastructure is provided to support current and projected needs. This includes the need to assess employment lands in official plans to ensure that this designation is appropriate for the planned function of the employment area. The PPS requires that municipalities plan for industrial and manufacturing uses in a manner that provides separation or mitigation from sensitive land uses as a means to maintain the long-term operational and economic viability of these areas.

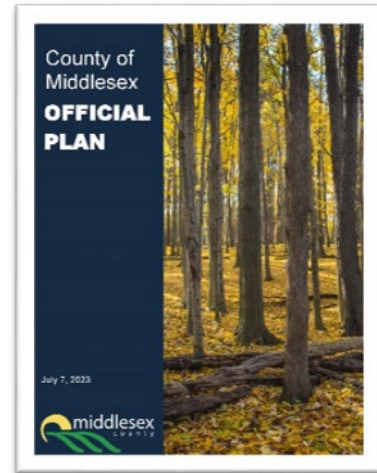
The PPS requires that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. For the



long-term protection of employment areas, municipalities may plan beyond the 25-year planning horizon by identifying but not designating future employment areas.

County of Middlesex Official Plan

The County of Middlesex Official Plan directs land use planning policy on a broad basis and is intended to provide a foundation to guide local municipalities in the development of their Official Plans and Zoning By-laws. The County's current Official Plan was approved with modifications by the Province on July 7, 2023, following the Middlesex 2046 Official Plan update.



The County Official Plan requires that local municipalities designate up to a 25-year supply of employment lands to provide for a mix of employment opportunities. Further, the Official Plan encourages local municipalities to designate Rural Employment Lands to accommodate industrial, manufacturing, and creative rural economy uses that require a larger building, lot, or outdoor storage area than is typically appropriate within the County's rural context. The County's Official Plan provides that Rural Employment Lands are intended to provide locations for business activities that are better served outside of urban areas and often require separation from sensitive land uses to ensure compatibility and minimize off-site adverse impacts. Permitted uses on Rural Employment Lands are generally limited to industrial and limited commercial uses, which do not use significant amounts of water in their operations, and which do not produce large amounts of effluent, consistent with private rural servicing systems.

Adelaide Metcalfe Official Plan

Adelaide Metcalfe's Official Plan recognizes the importance of business attraction and retention as a means to provide employment opportunities and short and long-term employment stability. However, the Plan currently contains limited policy direction as it relates to employment. Schedules A-1, A-2 and A-3 identify 'Priority Employment Areas' within the Commercial Corridor and Industrial designations. Lands identified as Priority Employment Areas are intended to provide the greatest opportunity for commercial and industrial employment.

The Township's Official Plan provides locational criteria for light industrial uses including that they do not utilize lands designated for agricultural purposes. Further, the Plan attempts to regulate sensitive land uses to ensure adequate separation between industrial and non-industrial uses. These policies are in place to ensure the viability of existing and future industrial areas.

TOPICS OF INTEREST

This section explores topics of interest related to employment policies, including the review of current policies and the proposal of new policies to be considered to help inform the Official Plan Review.

Vacant Employment Land Supply

Limited vacant designated employment land exists in the Township. Agricultural Special Policy Areas 4a and 4b generally meet the PPS definition of employment lands given that the policies provide for a number of industrial-type land uses. Further, the policies contain criteria that new development proposals must meet, including the requirement for Site Plan approval, which is

consistent with Provincial policy. Although the Township's Official Plan identifies Priority Employment Areas, the majority of the lands are occupied or would otherwise not be suitable for industrial development, save and except for limited employment opportunities within the Commercial Corridor designation. Agricultural Special Policy Area 4a comprises a single unserved parcel that is located within the Agricultural Area east of the Hamlet of Napier. Agricultural Special Policy Area 4b also comprises a single unserved parcel within the Agricultural Area on the northern border of the Hamlet of Cairngorm.

Employment Forecast

As part of the Adelaide Metcalfe Development Charges Background Study undertaken by Watson & Associates, an employment forecast was included that generated the number of additional jobs projected until 2041. By 2041, Adelaide Metcalfe's employment base is projected to total approximately 1,552 jobs, which translates to an increase of 327 jobs from 2021 or approximately 16 jobs per year. To calculate this projection to the 25-year horizon of 2048, staff added 16 jobs for every year past 2041 totaling an additional 112 jobs.

A)	Employment Growth	439
B)	Work from Home	44
C)	Employment Growth Accommodated on Existing Employment Lands Through Intensification (1%)	4
D)	Employment Growth Excluding Work from Home & Intensification (D=A-B-C)	391
E)	Density Assumption (number of jobs / net hectares)	10 jobs/ha
F)	Land Required (D/E)	39 ha
G)	Vacant Employment Land Supply (Net)	59 ha
H)	Vacant Employment Land Need (Net) – (F-G)	0 ha

Table 2 provides a summary of the projected employment land needs for the next 25-years. Adelaide Metcalfe is anticipated to require 39 hectares of designated land to satisfy projected employment. The Township currently has a vacant land supply of designated employment land totaling 59 net hectares. The Township's supply of vacant designated employment land exceeds the demand with a surplus of 20 hectares.

Consolidating Employment Lands and Strategic Employment Areas

Looking forward, employment lands will form a vital component of the Township's land use structure and form an integral part of local economic development and growth potential. Among other benefits, employment lands can contribute to balanced growth, quality employment opportunities for residents and, on a broader scale, provide fiscal benefits such as contributions to the assessment base.

Increased reliance on the efficient movement of goods, the emergence of industry clusters on a broader regional scale (ie. automotive manufacturing in Elgin and Oxford Counties), access to

labour force, and availability of large, contiguous tracts of land to accommodate planned future expansions are examples of features that drive and contribute to the health and longevity of employment areas. In the context of Southwestern Ontario, these drivers are supported by access to Provincial Highways 401 and 402, diminishing supply and increased cost of industrial land in the Greater Toronto Area and more recent investments in technology-driven and knowledge-based industries in neighbouring municipalities (such as the Volkswagen battery plant). Given these factors, it is becoming apparent that future industry may have locational, built-form and space requirements that vary fundamentally from traditional sites that exist today.

The County's Official Plan recognizes economic development as an important component of the County's Growth Management policy framework. It further identifies that 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. The County's Official Plan notes that as the agricultural industry continues to evolve, it will be important to diversify the economic base through fostering new economic opportunities while continuing to protect the agricultural community. In order to achieve this, the County will support municipalities to promote economic development opportunities adjacent to Provincial 400 series highways where justified.

As noted previously, the Township's Agricultural Special Policy Areas 4a and 4b are the only vacant properties that could accommodate industrial and employment-type development. Regardless of a surplus of employment lands and given the location of SPAs 4a and 4b, it may be prudent for Council to consider if these locations are best-suited for industrial development or if employment uses are better suited in a consolidated manner within closer proximity to Highway 402.

Should Council wish to consolidate the Township's employment lands to a more strategic location, consideration for existing and proposed uses on both parcels would be required. More specifically, Council should have regard for the proposed site plan that would comprise approximately 4 hectares (9.5 ac) of the parcel that is designated Agricultural Special Policy Area 4a, as well as the portion of the lands that contain an existing industrial use and residential dwelling on the parcel designated Agricultural Special Policy Area 4b. There may be opportunity to scope these Special Policy Areas to only the portion of the parcels that are currently or proposed to be utilized for industrial type uses. In doing so, the Township would have approximately 53 hectares of employment to consolidate and designate in another location.

Identifying Future Employment Lands Beyond 2048

Despite the Township having a surplus of vacant lands designated for employment to satisfy its future growth needs to 2048, the PPS provides for municipalities to plan for employment areas beyond the 25-year horizon. This provision was introduced in the 2020 iteration of the document and is likely intended to assist municipalities in mitigating encroachment from non-industrial uses and support municipalities in attracting large-scale industry.

Subject to Council's consideration, it may be appropriate for the Township to identify and protect additional lands for future employment purposes. These lands would likely be subject to a special policy area and would form the next logical expansion to the Township's employment land base as part of a subsequent Official Plan review and comprehensive review process.

Conversion of Employment Lands

Currently, the Township's Official Plan policies lack direction regarding the conversion of employment lands to another land use. The policies need to be updated to reflect the PPS and Middlesex County's Official Plan, which both provide for the conversion of employment lands to an alternative land use through the undertaking of a comprehensive review, and 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.

RECOMMENDATIONS AND NEXT STEPS

This discussion paper has provided a review and background of the current and potential future policies related to employment lands within the Township, and to help inform the draft Official Plan policies. The following recommendations are provided to ensure conformity with the Middlesex County Official Plan and consistency with the PPS:

- It is recommended that the vacant lands designated Agricultural Special Policy Area 4a and 4b be considered by Council in the context of the direction the Township wishes to take with respect to employment lands for the next 25-years.
- It is recommended that policy direction be provided to identify and protect lands for potential future industrial or employment purposes beyond the 25-year planning horizon.
- It is recommended that policy direction be included to allow the conversion of employment lands to an alternative land use subject to criteria as noted in the PPS and the Middlesex County Official Plan.
- It is recommended that the definitions within the Township's Official Plan be revised as necessary and include new definitions that are identified in the PPS and within the Middlesex County Official Plan.



Township of Adelaide Metcalfe Official Plan Review

Discussion Paper: Housing
Policies

December 2023

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INTRODUCTION

The designated Community Settlement Area of Kerwood is intended to be the primary area of future growth within the Township, given that the community is serviced by a municipal sewage system. Kerwood contains the highest concentration and mix of land uses in the Township and the most opportunity for future residential development among identified Settlement Areas.

The Township also contains five (5) designated Hamlet Settlement Areas including Adelaide, Napperton/Pike, Cairngorm, Napier, Walkers and Hickory Corner. The Hamlets are characterized by small groups of residential uses with limited commercial, industrial or institutional function. Given the absence of municipal services, development opportunities in hamlet areas are limited.

This discussion paper has been prepared to provide members of Council and the public with information related to the current housing-related policy framework to be considered during Adelaide Metcalfe's Official Plan Review. This paper also highlights several topics of interest related to housing in the Township, including an analysis of the Municipal Comprehensive Review Background Report, and concludes with recommended next steps for the Official Plan Review.

POLICY CONTEXT

Housing policies that will inform the policies of the Adelaide Metcalfe Official Plan come from the direction of the Province through the Provincial Policy Statement and the County of Middlesex through the County Official Plan. Additionally, staff will rely on information in the Municipal Comprehensive Review Background Report that was prepared by Findlater & Associates in 2022, which is largely based on the Population Projections prepared by Watson & Associates for the County in 2021.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the Planning Act, lays out the foundation for land use planning in Ontario with respect to matters of provincial interest. The policies that are set out in the PPS pertain to building strong healthy communities, the wise use and management of resources, and protecting public health and safety. As an implementation vehicle for the policies of the PPS, the Adelaide Metcalfe Official Plan is required to be consistent with the PPS.

The adequate provision of a full range of housing, including affordable housing, is identified as a matter of provincial interest in Section 2 of the Planning Act. The provision of housing is also a key component of the PPS, which encourages strong, sustainable and resilient communities, while protecting the environment, promoting public health and safety, and facilitating economic growth. The PPS provides that healthy, liveable and safe communities are sustained by accommodating an affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons).

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents, municipalities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification, redevelopment and in designated growth areas. The PPS also requires a minimum 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, as well as draft approved and registered plans.

According to the PPS, settlement area expansions can only occur at the time of a municipal comprehensive review, subject to criteria.

County of Middlesex Official Plan

The County of Middlesex Official Plan directs land use planning policy on a broad basis and is intended to provide a foundation to guide local municipalities in the development of their Official Plans and Zoning By-laws. The County's current Official Plan was approved with modifications by the Province on July 7, 2023 following the Middlesex 2046 Official Plan update.

Kerwood is designated as a Community Area under the County of Middlesex Official Plan. Community Areas must demonstrate the potential to accommodate future growth through population projections, currently serve a community function and must demonstrate the potential to provide a level of service necessary to support future growth through a Settlement Area Capability Study.

The County Official Plan encourages a wide range of housing types, size and tenure to meet projected needs of current and future residents of Middlesex County. To achieve this objective, local municipalities are required to support intensification and redevelopment opportunities and housing accessible to low to moderate income households. In this regard, the County requires that 15 percent of all development occur by means of intensification and redevelopment, and that 20 percent of all housing be affordable, being at least 10 percent below (or equivalent to, in the case of home ownership) the average purchase price of a resale unit in the regional market area.

Adelaide Metcalfe Official Plan

Since the adoption of the current Adelaide Metcalfe Official Plan, there have been significant changes in provincial policy directly related to housing through the PPS. Generally, these changes have strengthened the importance of intensification and redevelopment along with providing direction to planning authorities on the range and mix of housing options to be promoted and encouraged. The Township's Official Plan lacks policy direction related to housing and housing type, stating that the lack of municipal services is a constraint on the variety and density of housing. The Plan does however, state that in accordance with the PPS and the County Official Plan, Council shall encourage housing forms and densities designed to be affordable to moderate and lower income households. Further, the Plan directs the majority of residential or 'urban' uses to the Settlement Areas designated by the Plan.

TOPICS OF INTEREST

This section explores topics of interest related to housing policies, including the review of current policies and new policies to be considered to help inform the Official Plan Review.

Municipal Comprehensive Review Background Report

The Municipal Comprehensive Review Background Report (the Report) was undertaken by Findlater & Associates in 2022. In summary, the Report reviewed future population projections and the resulting potential settlement area land needs over a twenty-five (25) year time horizon. Further, the Report examined residential and employment land development potential in the Township as part of a supply and demand analysis. The Report also identified where vacant designated residential lands exist in the Township today.

The lands needs assessment in the Report is based on the Reference Growth Scenario. Under this scenario, and including the census undercount, the Township's population is projected to

increase from 3,200 people in 2021 to 3,600 people in 2046. When excluding the census undercount, the population would increase from 3,011 people in 2021 to 3,400 people in 2046. In either scenario the population is projected to increase by approximately 400 people over twenty-five years or approximately 16 people per year. The Watson report suggests future population growth, as well as associated housing needs, will be driven largely by the “*Millennial Generation*” and “*Generation Z*”. A diverse range of housing by both type and tenure (ownership and rental) are anticipated to be required to accommodate these two demographic groups.

In terms of housing demand, the Report analyses the Housing Forecasts completed by Watson & Associates which were calculated using updated population projections and calculated headship rates by age cohort. The ratio of total population divided by the total households is referred to as the average number of persons per unit (PPU). Watson determined that the projected PPU for the Township using the reference growth scenario will be 2.65 in 2046. Based on that number, Watson projected that the housing forecast will result in 1,360 total households under the reference growth scenario.

In terms of available vacant designated residential land, the table and figures below provide an overview of the amount of vacant land that exists and where.

Location	Total Gross Area of Available Land
Kerwood	12.5 hectares (30.9 ac)
Adelaide	7.3 hectares (18 ac)
Pike Napperton	1.52 hectares (3.75 ac)
Walkers	5 hectares (12.4 ac)
Cairngorm	11 hectares (27.2 ac)
Napier	0.5 hectares (1.2 ac)
Hickory Corner	13 hectares (32 ac)

The Report states that undeveloped lands designated “Residential” in the Township that are not the subject of an active, draft approved or registered plan of subdivision amount to 37.8 net hectares (93.4 acres). However, the Report did not identify the vacant residential lands identified in the Hamlet of Hickory Corner in the Official Plan. As such, staff have adjusted the amount of vacant residential land in the Township to 50.8 hectares (125.6 ac).

The Report determines that the Township may require 340 additional housing units by 2046 using the reference growth scenario projection with a PPU of 2.65 and a housing need market contingency adjustment. A housing need market contingency adjustment is a means of considering residential land needs and housing-type or built form with the amount of land required. The Report recommends an overall housing split of 80% low-density development and 20% medium or high-density development, which staff generally agree with. Further, the Report recommends a density target of 12.5 units per hectare given the absence of full municipal services in the Township, which staff also agree with.

In terms of the amount of land required, the Report concludes that the Township requires approximately 27.2 hectares (67.2 ac) of residential land to accommodate projected growth over the next 25-years and currently has 50.8 hectares (125.5 ac) of vacant designated residential land, which accounts for a surplus of approximately 23.6 hectares (51.3 ac). Therefore, the Township does not need to expand its current settlement area boundaries to accommodate projected growth over the next 25-years.

In terms of the location of vacant residential land, Council may wish to consolidate those lands in a more strategic location within the Township, such as Kerwood and Adelaide. The figures below depict planning constraints identified in proximity to the settlement area boundaries of Kerwood and Adelaide to assist Council in determining an appropriate location to re-allocate designated residential lands from elsewhere in the Township, should they wish to do so.

Figure 1: Kerwood Settlement Area

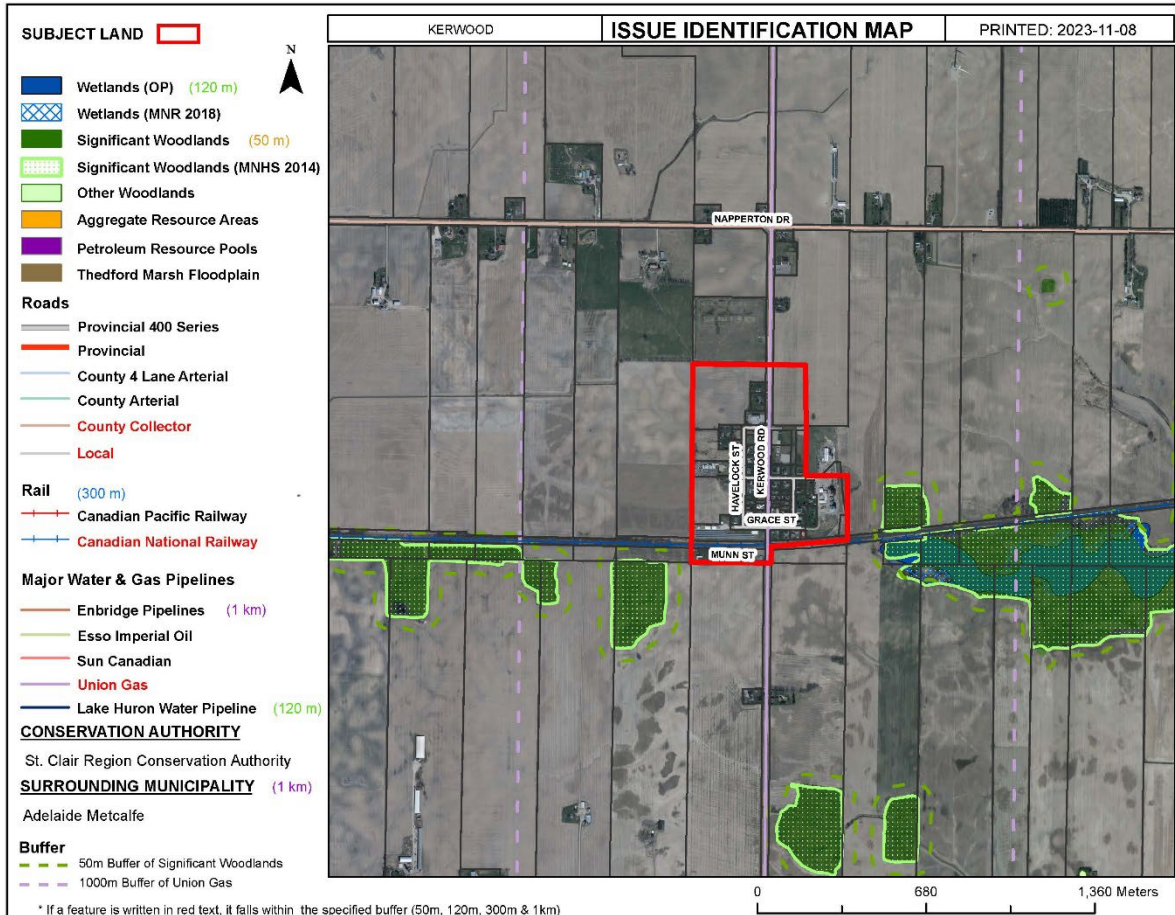
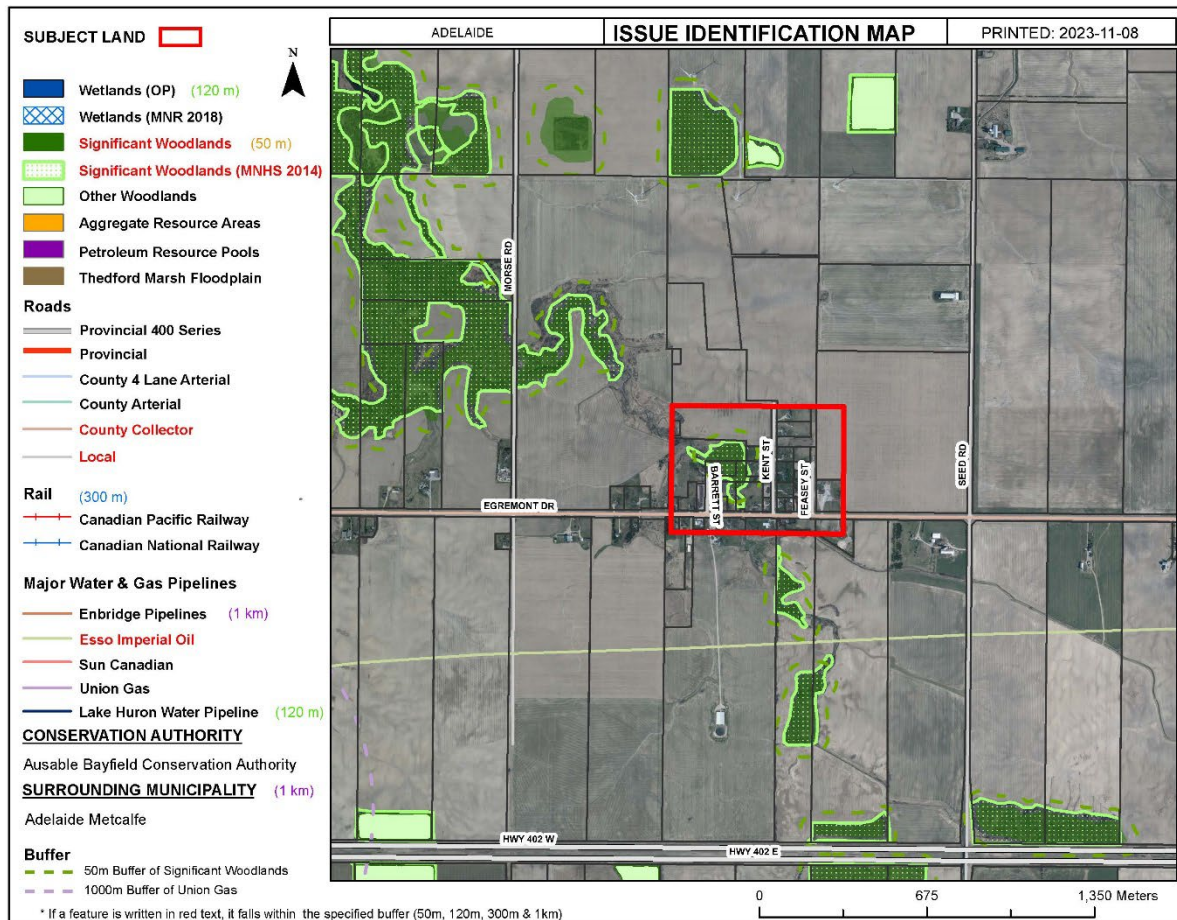


Figure 2: Adelaide Settlement Area



Hamlet Areas

As shown on **Figure 3**, the Hamlet of Hickory Corner is located on the municipal boundary between the Township and the Municipalities of Strathroy-Caradoc and Middlesex Centre. There are approximately 13 hectares of vacant residential land within Hickory Corner that are unserviced. There is a large livestock operation southeast of the Hamlet boundary, which may be a concern from a compatibility perspective due to sounds and smells typically associated with livestock agriculture. Given the location of Hickory Corner and lack of municipal services, Council may wish to consider whether this is an appropriate location to direct residential growth in the Township.

As shown on **Figure 4**, the Hamlet of Walkers is located at the intersection of Walkers Drive and Tait's Road. There are approximately 5 hectares (12.4 ac) of vacant residential land within Walkers that are unserviced. A large portion of the vacant residential land in Walkers is on the same property as a livestock operation located at 4130 Walkers Drive, which may be a concern from a compatibility perspective due to sounds and smells typically associated with livestock agriculture. Other portions of the vacant land appear to be within the Conservation Authority Regulation limits. Given the location of Walkers, the lack of municipal services as well as the land use constraints that exist in proximity to the Hamlet, Council may wish to consider whether this is an appropriate location to direct residential growth in the Township.

As shown on **Figure 5**, the Hamlet of Napier is located along Arthur Road, south of Melwood Drive and north of Winter Drive. There are approximately 0.5 hectares (1.2 ac) of vacant residential land within Napier that are unserviced. The Hamlet is bisected by the Sydenham River, with most of the vacant residential land within the Conservation Authority Regulation limit. Given the location of Napier, the lack of municipal services and proximity of the Sydenham River, Council may wish to consider whether this is an appropriate location to direct residential growth in the Township.

As shown on **Figure 6**, the Hamlet of Cairngorm is located west of Melbourne Road at the intersection of Calvert Drive. There are approximately 11 hectares (27.2 ac) of vacant residential land within Cairngorm that are unserviced. There are limited constraints from a land use and compatibility perspective in Cairngorm; however, Township staff have been made aware of issues related to water supply and water pressure within the Hamlet. Given the lack of municipal services and potential water supply issues, Council may wish to consider whether this is an appropriate location to direct residential growth in the Township.

As shown on **Figure 7**, the 'Urban Area' of Pike-Napperton is located along the western municipal boundary of the Municipality of Strathroy-Caradoc. Similar to Cairngorm, there are limited constraints to residential development from a land use compatibility perspective; however, Township staff have been made aware of potential nitrate loading issues within the area, which is of concern when contemplating additional privately serviced residential development. As such, Council may wish to consider whether this is an appropriate location to direct residential growth in the Township.

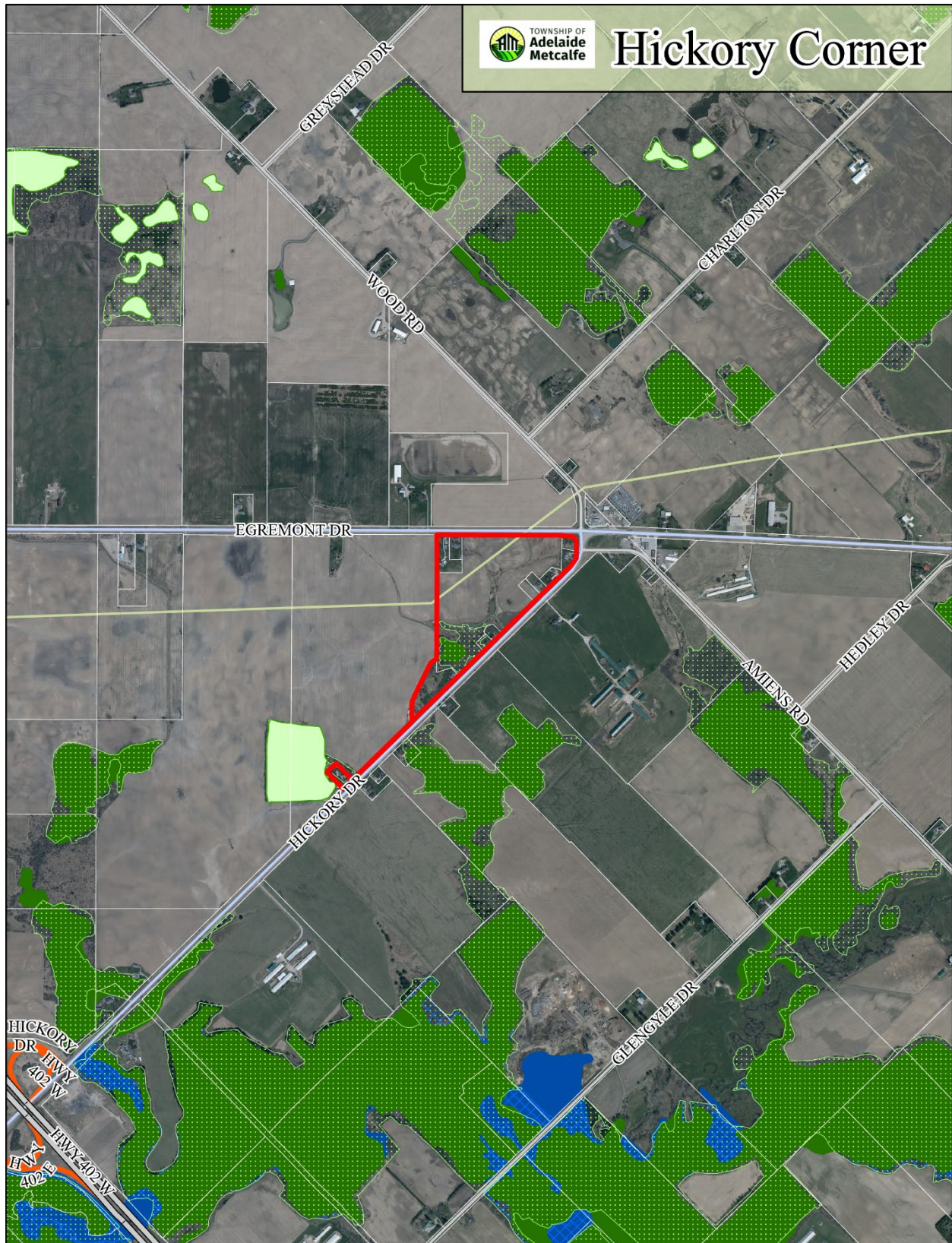


Figure 3



Figure 4



Figure 5

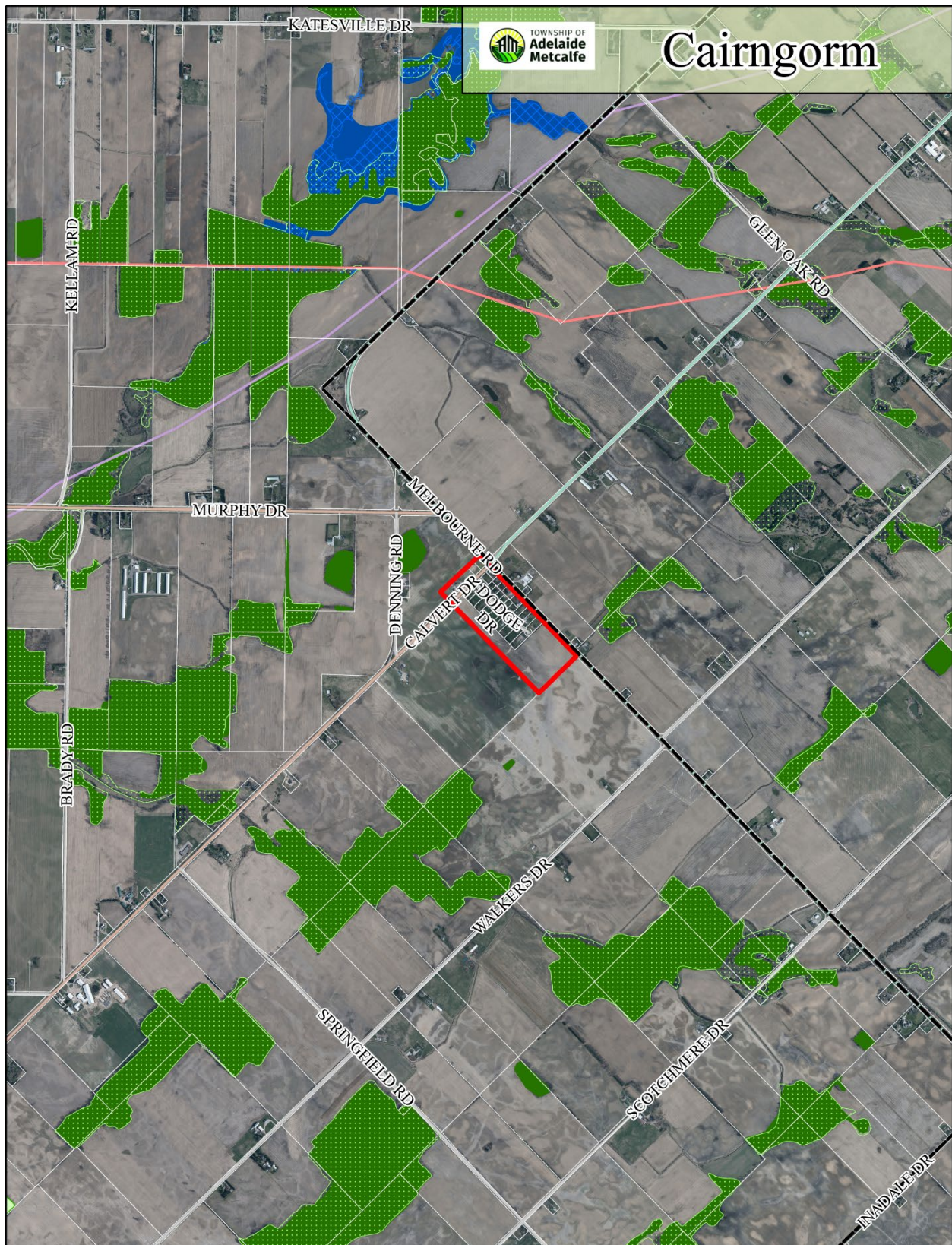


Figure 6

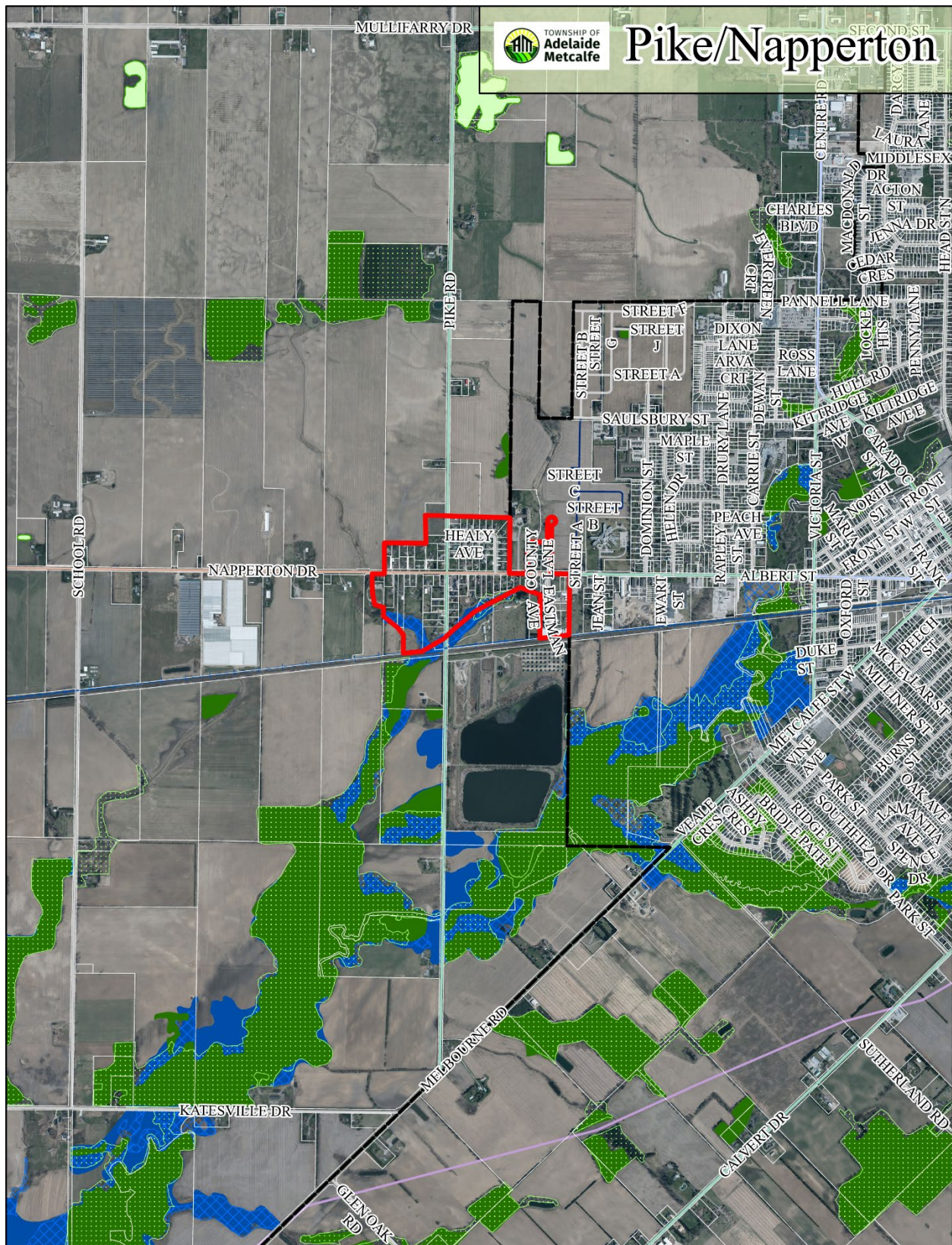


Figure 7

Housing Crisis

In early 2022, the Province released a document entitled a “Report of the Ontario Housing Affordability Task Force”, which recommends five (5) key areas to quickly increase the supply of market housing, being 1.5 million homes over the next ten (10) years. Those key areas include:

- Make changes to planning policies and regulations to allow for greater density and increase the variety of housing
- Reduce and streamline urban design rules to lower costs of development
- Depoliticize the approvals process to address NIMBYism and cut red tape to speed up housing
- Prevent abuse of the appeal process and address the backlog at the Ontario Land Tribunal by prioritizing cases that increase housing
- Align efforts between all levels of government to incentivize more housing

In response to this report, the Province released two large housing bills in the spring and autumn of 2022 that aimed to achieve several of the recommendations outlined in the report. These changes include amendments to the Additional Residential Unit framework to permit them as-of-right, the delegation of site plan approvals, planning application fee refund provisions, and changes to the role of Conservation Authorities in the planning process, among others.

Additional Residential Units (ARUs)

To increase the stock of affordable housing options, municipalities are required to permit, as-of-right, two (2) additional residential units in fully serviced areas where single, semi-detached, and townhouses are permitted. The Planning Act provides for two (2) ARUs in the primary dwelling or one (1) ARU in the primary dwelling and one (1) in an accessory building for a total of three (3) dwelling units on a residential lot. Given that the Township does not have any fully serviced residential areas, staff are recommending that the Official Plan be amended accordingly to provide policy direction as it relates to ARUs on partial services as well as within the agricultural context.

Garden Suites

Another means of addressing housing affordability is through the provision of a garden suite or granny flat, being a self-contained portable dwelling unit typically in the form of a mobile home to provide temporary accommodation for an elderly person. Section 3.1.3 of the Township Official Plan currently provides for second separate dwellings subject to a temporary use by-law as authorized by Section 39 of the Planning Act. It is recommended that these policies be amended to include current day language, criteria for the establishment of a garden suite (ie. MDS compliance) and a definition where applicable.

Definitions

The PPS and the County Official Plan contain several definitions related to agriculture that are new or have been revised. The definitions within the Township Plan should be updated to be consistent with the definitions within the PPS and the County OP. This includes definitions such as on-farm diversified uses, agriculture-related uses, a farm operation, etc.

RECOMMENDATIONS AND NEXT STEPS

This discussion paper has provided a background of the policies related to housing as well as the Municipal Comprehensive Review Background Report to help inform the draft official plan policies for the Township of Adelaide Metcalfe Official Plan. The various updates and revisions that may be required include the following:

- It is recommended that the Township Plan introduce a housing split that would require 80% low density development and 20% medium density development
- It is recommended that housing policies are amended to encourage alternative housing types and built form
- It is recommended that policy direction be provided with respect to Additional Residential Units and Garden Suites
- It is recommended that the definitions within the Township Plan are revised if necessary and include new definitions that are laid out in the PPS and within the County Plan.



Township of Adelaide Metcalfe Official Plan Review

Discussion Paper: Natural Heritage Policies

December 2023

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INTRODUCTION

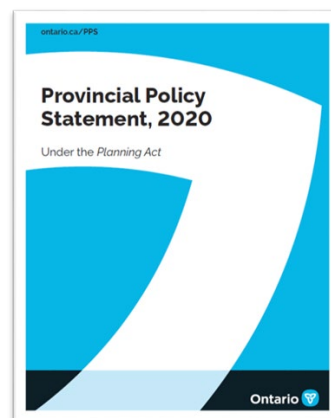
The identification of natural heritage features, including natural hazards, is an important undertaking. These features not only provide natural landscapes that contribute to the livelihood of residents, but they also perform important ecological functions such as providing habitat for wildlife and mitigating erosion and flooding. This discussion paper has been prepared to provide members of Council and the public with information related to natural heritage policies in the Provincial Policy Statement (2020), the County Official Plan as well as the current policies of the Township Official Plan to be considered during through the Official Plan Review. This discussion paper examines the policies related to the natural heritage system, including the natural heritage systems based approach, as well as natural heritage and natural hazard features, sourcewater protection and a review of definitions. The discussion paper concludes with recommended next steps for the Official Plan Review.

POLICY CONTEXT

Natural Heritage policies that will inform the policies of the Adelaide Metcalfe Official Plan come from the direction of the Province through the Provincial Policy Statement and the County of Middlesex through the County Official Plan. Additionally, staff will rely on information from the Conservation Authorities and the Middlesex Natural Heritage Systems Study (2014).

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the Planning Act, lays out the foundation for land use planning in Ontario with respect to matters of provincial interest. The policies that are set out in the PPS pertain to building strong healthy communities, the wise use and management of resources, and protecting public health and safety. As an implementation vehicle for the policies of the PPS, the Adelaide Metcalfe Official Plan is required to be consistent with the PPS.



The protection of ecological systems, including natural areas, features and functions is identified as a matter of provincial interest in Section 2 of the Planning Act. The PPS provides that natural heritage features and areas shall be protected for the long term and directs that development and site alterations are not permitted within certain natural heritage system features. These features include significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest unless it can be demonstrated that there will be no negative impacts on natural features or their ecological functions.

The PPS requires that municipalities within Ecoregions 6E and 7E identify natural heritage systems within said Ecoregions in their official plans. Given that the County and Township are located within Ecoregion 7E, it is required that natural heritage systems and applicable policies be included in the County and local official plans. In terms of identifying natural heritage systems, the PPS notes that the Province has a recommended approach, however municipalities may use other approaches so as long as they achieve the same objective, or exceed the objective.

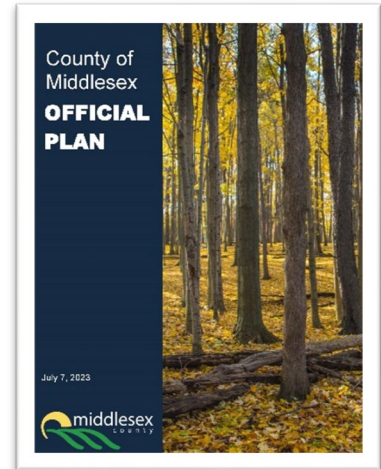
Middlesex Natural Heritage Systems Study

The Middlesex Natural Heritage Systems Study (MNHSS) was undertaken in 2014 in order to

address the need for information on the state of the County's natural areas and systems. The study provides a landscape level assessment of natural heritage features and functions. It builds on the previous study which took place in 2003 and supports a local approach in determining the elements of the County's natural heritage system.

County of Middlesex Official Plan

The County of Middlesex Official Plan directs land use planning policy on a broad basis and is intended to provide a foundation to guide local municipalities in the development of their Official Plans and Zoning By-laws. The County's current Official Plan was approved with modifications by the Province on July 7, 2023 following the Middlesex 2046 Official Plan update.



The County Plan includes policy regarding the development of natural heritage systems-based approach to planning to ensure there is coordination of land use and planning activities within and outside of the County. The natural heritage system policies of the County Plan recognize the importance of the protection, conservation, and sustainable utilization of natural resources to the continuation of economic growth and development. This involves a comprehensive approach to natural heritage system planning, to maintain and protect natural heritage features and areas, the ecological functions, and the ecological interactions that occur within the environment.

Following the direction of the PPS, the County Plan's natural heritage system policies state that the County's natural environment is comprised of natural hazards elements, natural heritage system elements, groundwater features elements and areas of natural and scientific interest (ANSI), but recognizes these elements as being inter-connected and functionally interdependent.

The County Plan requires that local municipalities identify Provincial, County and locally significant elements in their official plans and develop policies to ensure their protection, maintenance, and where necessary, rehabilitation. The County Plan generally directs new development away from the Natural Environment wherever possible and in accordance with relevant Provincial and Federal legislation.

Adelaide Metcalfe Official Plan

The Township's Official Plan includes policies regarding natural heritage features and natural hazard areas. Natural heritage features and natural hazards are shown on Schedules "A-1", "A-2" and "B" of the Plan. The Plan notes that these identified features are important parts of the natural environment and are identified in order to provide direction regarding the preservation and protection of the features. The features identified on Schedules "A-1" and "A-2" include those components related to provincial and regional interests. The plan notes that these features preclude development and, as such have restrictive policies associated with them. The features identified on Schedule "B" represent a range of natural environment elements of regional and local significance. These features are identified as an overlay on the land use schedules and are not intended to preclude development. The Township Official Plan requires applicants to undertake a DAR when development or site alteration is proposed within or near the identified features.

Natural hazard areas policies are also set out in the current Township OP. These policies apply

to areas that are commonly known for physical hazards, for example, steep slopes, and susceptibility to erosion or floods. Hazard lands are grouped under two categories; Floodplain Areas and Regulated Areas. In terms of Floodplain Areas, a “one zone” floodplain management system is generally used within the Township. The one zone approach prohibits development within the floodplain and means an approach whereby development within the entire floodplain, as defined is prohibited. In terms of Regulated Areas, developments or site alterations proposed within these areas or on adjacent land may be subject to the completion of a DAR acceptable to the Township following a review by the conservation authority.

TOPICS OF INTEREST

This section explores topics of interest related to natural heritage systems policies, including the review of current policies and new policies to be considered to help inform the Official Plan Review.

Natural Heritage Systems-Based Approach

The County of Middlesex has implemented the information and recommendations of the MNHSS to identify and map the natural heritage systems by incorporating this information into the County Official Plan as part of the Middlesex 2046 Official Plan Review. **Figure 1**, being Schedule C of the County OP shows the natural hazard areas and natural heritage system. **Figure 2**, being Schedule D of the County OP shows the natural heritage system features, including wetlands, connecting vegetation, meadows, watercourses, woodlands and thickets. To ensure consistency with the County OP, Schedule “B” to the Township OP should be revised to show only the components of the Natural Heritage System and Natural Hazards. The information presented on this schedule should be consistent with the findings of the Middlesex Natural Heritage System Study (2014) and should use the same terminology.

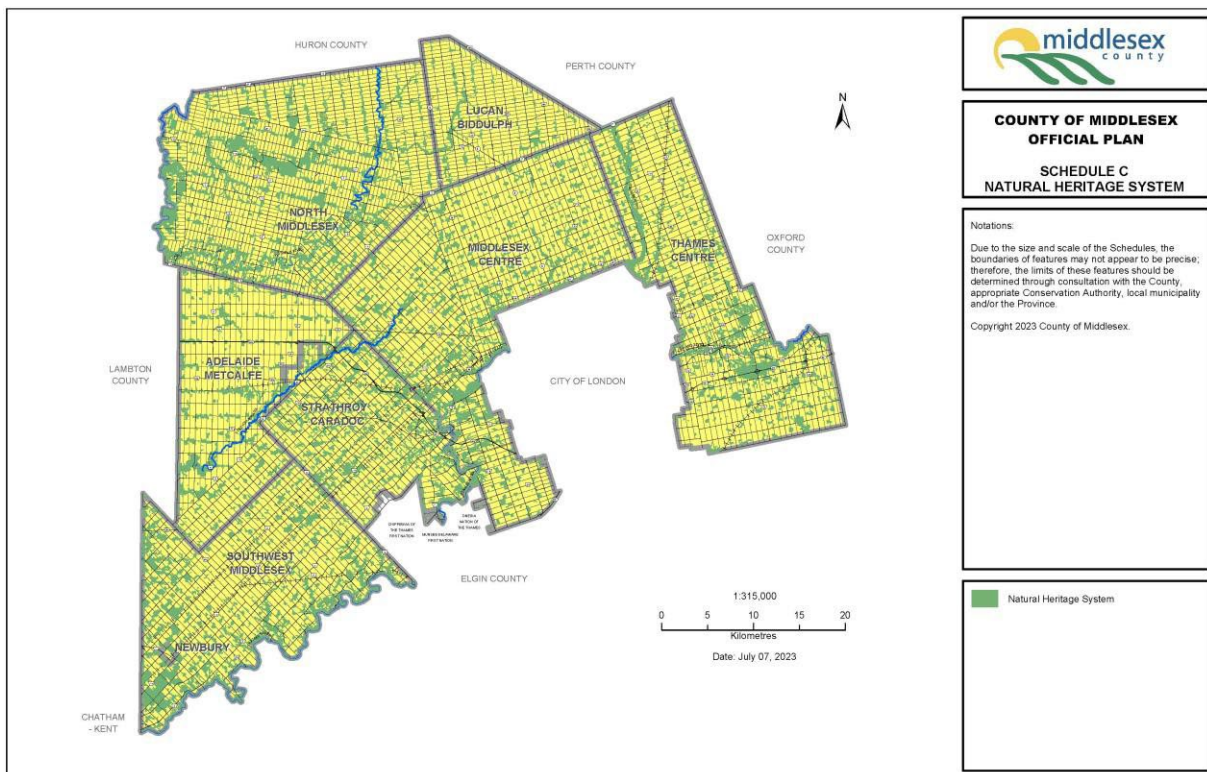


Figure 1

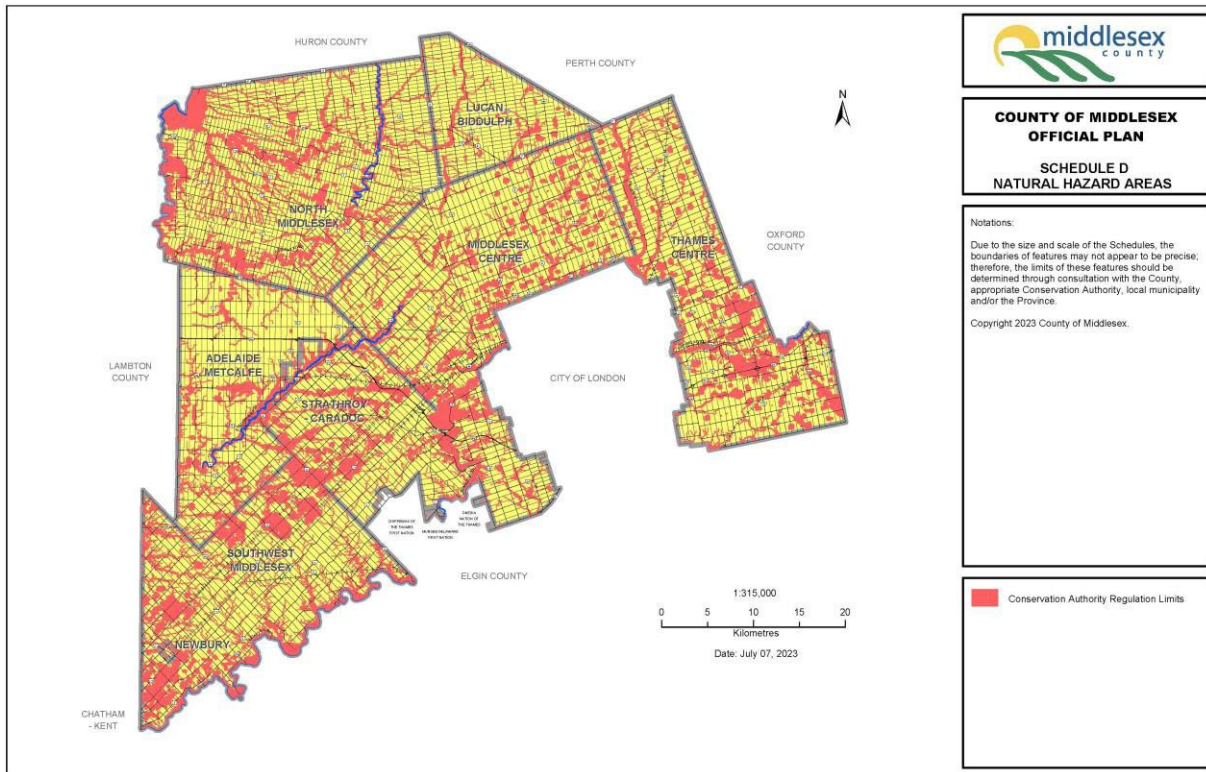


Figure 2

Natural Heritage Features

Natural Hazards

The PPS along with the County Plan both require that municipalities consider the potential impacts of climate change as it may increase the risks associated with natural hazards. The current Township OP does not address climate change and its relation to natural hazards. To ensure consistency with the PPS and in conformity with the County OP, the Township OP should be revised to include policy direction regarding the impacts of a changing climate and the potential impacts on natural hazards.

Significant Wetlands

The PPS defines Significant wetlands as “an area that is identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province and amended from time to time”. The County OP requires that a Development Assessment Report (DAR) be conducted and submitted for any development applications for lands within or adjacent to natural environment areas, including significant wetlands. The Township OP treats provincially and regionally significant wetlands the same and does not permit development within the feature. For development proposed on adjacent lands, the Township OP requires a DAR be submitted to demonstrate no negative impacts on their features or ecological functions.

Significant Woodlands

Significant woodlands are located throughout the County and throughout the Municipality. The PPS defines them as “an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the

broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry". The County and Township OPs do not permit development within significant woodlands without demonstrating that no negative impacts will occur on the natural heritage system features or their ecological functions.

Significant Valleylands

Significant valleylands are considered 'Natural Heritage Features and Areas' in the PPS. For development or site alteration to occur within a significant valleyland, the PPS and the County and Township OPs requires demonstration that there will be no negative impacts on the natural heritage features or their ecological functions.

Areas of Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI) are defined in the PPS as "areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education". The County and Township OPs also state that development and site alteration shall not be permitted within significant ANSIs unless it has been demonstrated that no negative impacts will occur on the significant ANSI and its ecological function.

Fish Habitat

As defined in the PPS and in the Fisheries Act, Fish habitat refers to "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". The PPS states that development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. The County and Township OPs states that when development is to occur within fish habitat, the appropriate studies must be completed to ensure compliance with the Fisheries Act.

Significant Habitat of Endangered/ Threatened Species

The PPS states that "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". The County and Township OPs state that development and site alteration shall not be permitted within habitats of endangered species and threatened species except in accordance with provincial and federal requirements.

Groundwater Features and Sourcewater Protection

In relation to natural heritage and ground water features, the PPS states that "the diversity and connectivity of natural features in an area... should be maintained, restored, or where possible, improved recognizing linkages between and among natural heritage features and areas, surface water features and ground water features". The County OP lists groundwater features as an element of the natural heritage system, including groundwater recharge areas, highly vulnerable aquifers, and wellhead protection areas. The County OP states that significant ground water recharge areas, wellhead protection areas, and highly vulnerable aquifers will be protected and local municipalities will use the information and mapping obtained from the applicable Source Protection Plans when reviewing development applications and preparing official plans and zoning by-laws.

The Township OP contains policies with regards to Groundwater Management, recognizing that it is an imperative resource that be protected in order to ensure a sustainable and safe supply to those that rely on it. However, the OP references a dated Source Protection Plan and will need to be updated to implement the findings of the most current Source Protection Plan, the PPS and the County OP. Further, Schedule “C” to the Township’s Official Plan should show Groundwater Features, to complement the other components of the Natural Environment shown on the previous map schedule. The features to be shown are Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers, as well as the boundaries of Ausable Bayfield and Thames Sydenham & Region Source Protection Plan Areas.

Development Assessment Reports (DARs)

The PPS provides policy direction related to development and site alteration within natural heritage features and the need to demonstrate that there will be no negative impacts on natural features or their ecological functions. The County OP provides that development applications within or adjacent to the identified elements of the natural environment require the submission of a Development Assessment Report (DAR). The DAR is required to provide a description of the development, description of natural hazards, natural heritage system features and their ecological functions, identification of potential impacts, and identification and recommendation of appropriate protection and mitigation measures. The Township OP provides similar direction, but should be amended to ensure conformity with the County OP.

Definitions

The PPS and the County Official Plan contain several definitions related to natural heritage that are new or have been revised. The definitions within the Township Plan should be updated to be consistent with the definitions within the PPS and the County OP. This includes definitions such as adjacent lands, natural heritage system, and endangered species.

RECOMMENDATIONS AND NEXT STEPS

This discussion paper has provided a background of the policies related to natural heritage and natural hazards to help inform draft official plan policies for the Adelaide Metcalfe Official Plan. The various updates and revisions that may be required include the following:

- It is recommended that the Township adopts a natural heritage systems-based approach, as it is essential to protect and maintain ecological functions, ecological interactions and natural heritage features and areas
- It is recommended that the Township incorporates updated mapping using the information obtained from the MNHSS. This includes mapping of the natural heritage system and its features
 - Schedule “B” should be amended to show only the components of the Natural Heritage System and Natural Hazards. The information presented on this schedule should be consistent with the findings of the Middlesex Natural Heritage System Study (2014) and should use the same terminology
 - Schedule “C” should show Groundwater Features, to complement the other components as shown on Schedule “B”. The features to be shown are Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers, as well as the

boundaries of the Ausable Bayfield and Thames Sydenham & Region Source Protection Plan areas

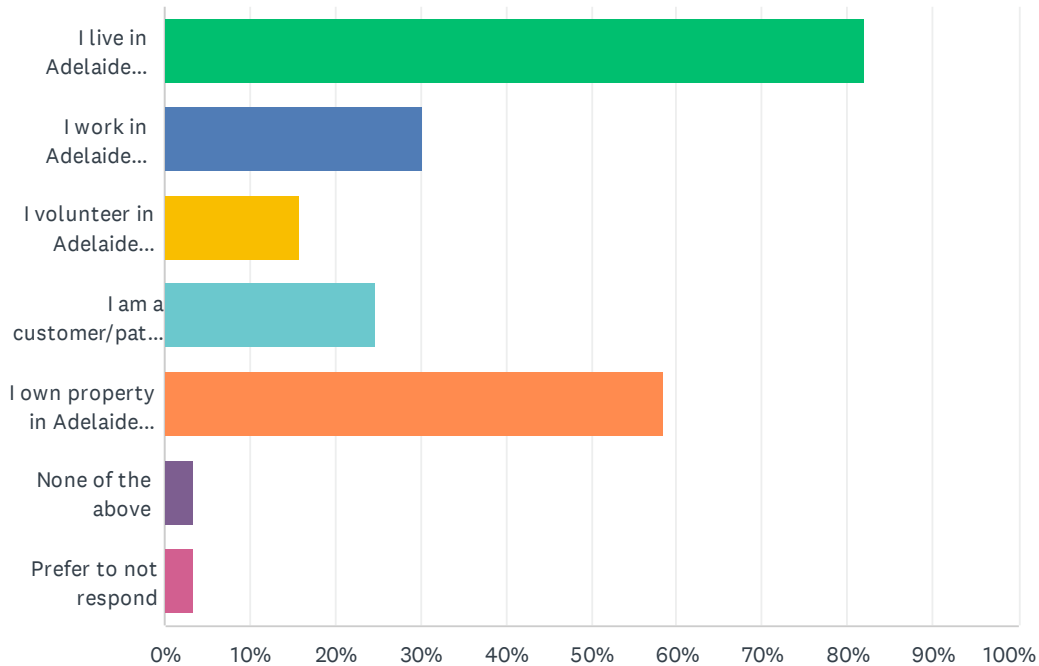
- It is recommended that the Township includes policies regarding climate change and the impacts it may have on natural hazards
- It is recommended that the definitions within the Township OP are revised if necessary and include new definitions that are laid out in the PPS and the County OP

Appendix 2

Township of Adelaide Metcalfe Official Plan Review: Community Survey Results

Q1 Which of the following statements best describes you? (Check all that apply)

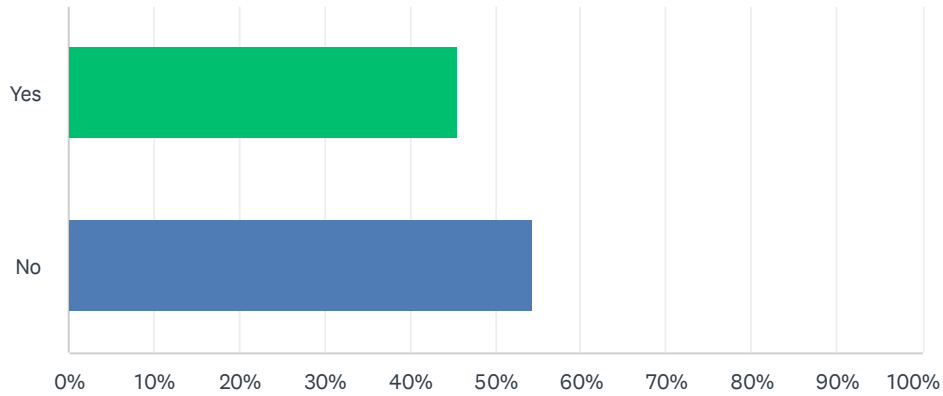
Answered: 89 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Adelaide Metcalfe	82.02%	73
I work in Adelaide Metcalfe	30.34%	27
I volunteer in Adelaide Metcalfe	15.73%	14
I am a customer/patron in Adelaide Metcalfe	24.72%	22
I own property in Adelaide Metcalfe	58.43%	52
None of the above	3.37%	3
Prefer to not respond	3.37%	3
Total Respondents: 89		

Q2 Are you involved in agriculture within Adelaide Metcalfe as a producer or owner/employee of an agri-business or agri-tourism operation?

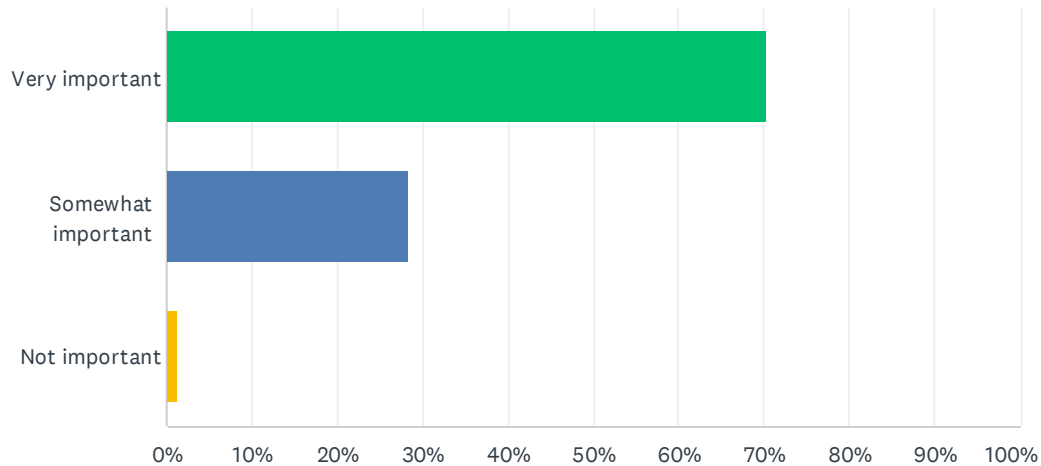
Answered: 79 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	45.57%	36
No	54.43%	43
TOTAL		79

Q3 How important is it to you that the Township takes a balanced approach to addressing population and employment growth, while continuing to prioritize the protection of the Township's agricultural lands over the long term?

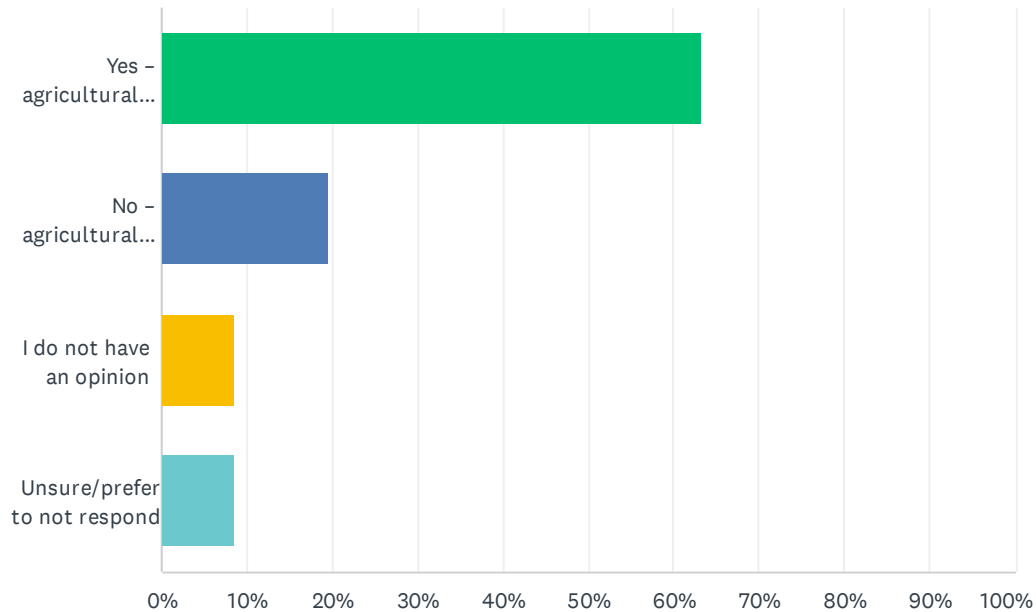
Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very important	70.37%	57
Somewhat important	28.40%	23
Not important	1.23%	1
TOTAL		81

Q4 Should Adelaide Metcalfe allow dwellings and structures on agricultural land that are not directly used for farming operations (for example, agri-tourism and agri-business, housing for family members, housing for farm labour)? (Check one)

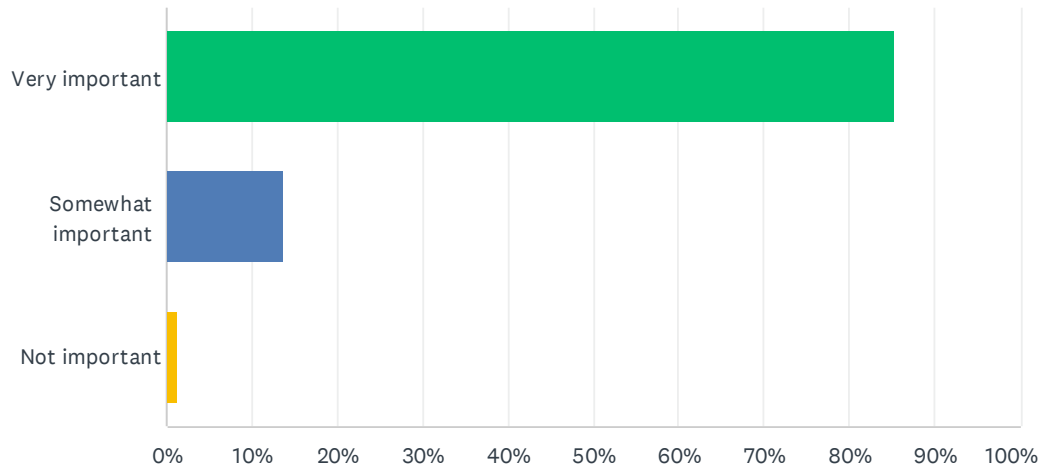
Answered: 82 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes – agricultural landowners should have additional flexibility	63.41%	52
No – agricultural land should be used primarily for farming uses	19.51%	16
I do not have an opinion	8.54%	7
Unsure/prefer to not respond	8.54%	7
TOTAL		82

**Q5 How important is it to you that Adelaide Metcalfe's natural environment (rivers, streams, woodlands, etc) be protected from future development?
(Check one)**

Answered: 81 Skipped: 8



ANSWER CHOICES	RESPONSES	
Very important	85.19%	69
Somewhat important	13.58%	11
Not important	1.23%	1
TOTAL		81

Q6 Please describe any specific concerns or comments you have about the natural environment in Adelaide Metcalfe

Answered: 37 Skipped: 52

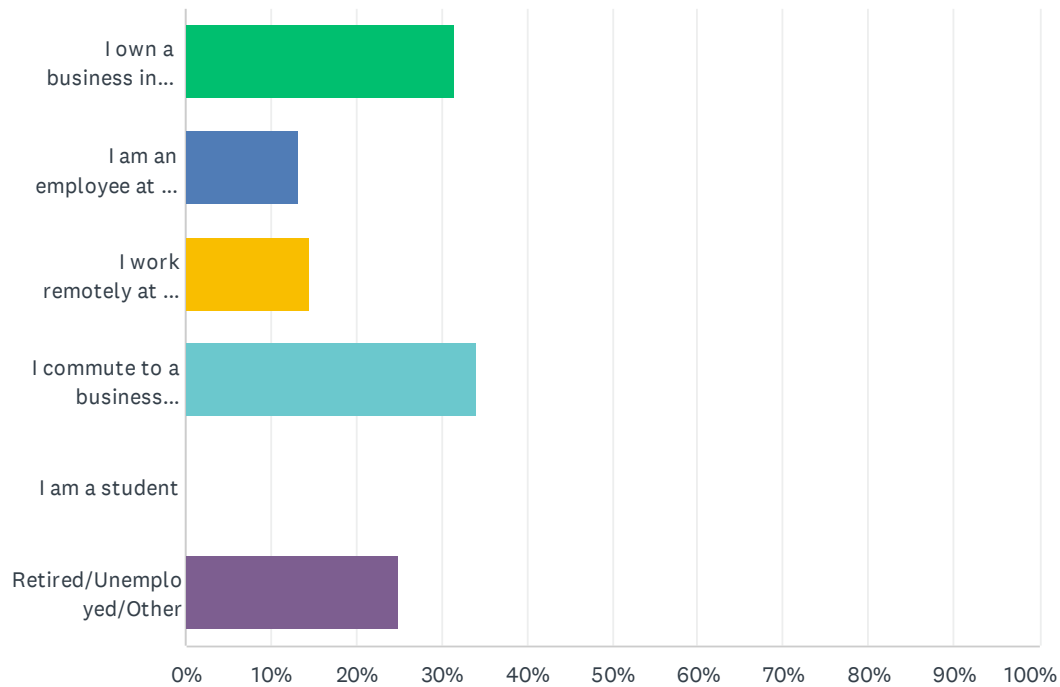
#	RESPONSES	DATE
1	The Sydenham River is unique in all of Canada and it should continue to be protected from anything adverse that could potentially interfere with its fragile ecosystem	7/3/2023 11:02 PM
2	The Sydenham River is a key natural area in the township. I understand that it provides natural habitat for numerous species at risk, some of which are found nowhere else in Ontario or Canada. I also understand it is also a 'clean' river because there is no industry which backs onto this river. Every effort should be made to ensure that this river remains in its current healthy state. It is very important to provide safe, healthy, clean habitat for all species of wildlife to ensure that they continue to exist now and for many years to come. Therefore it is very important to keep industry and industrial areas away from this river. The township needs to be extremely aware of an industry whose operations may negatively impact this river.	7/3/2023 4:25 PM
3	The Sydenham River is a very important water source in our Township and should be protected as it is home to a number of endangered species or species at risk. All things we can do to protect the environment will keep our Township a place people want to live / work / visit.	7/3/2023 3:14 PM
4	The Sydenham River is "one of the most species-rich watersheds in all of Canada". "Everything in a watershed is connected" - actions on the land affect conditions in the water". There should be NO industrial development of any sort in proximity to the river. Example: 25700 Kerwood Road is mere metres away from the river, which is directly downhill from industrially zoned parcel of land	7/1/2023 9:59 PM
5	I am extremely concerned with the efforts being pushed forward to seek approval for the construction of the proposed biosolids storage facility at 25700 Kerwood road (keeping in mind - this is NOT a commercial fertilizer - it is not scientifically formulated and regulated in as per the Provincial Fertilizers Act).	7/1/2023 2:48 PM
6	N/A	6/29/2023 6:22 AM
7	Industrial development should be restricted to the industrial/commercial corridor.	6/26/2023 9:06 AM
8	Zoning by-laws are not always up to date. Also boundaries put in place for building permits encroach on the owners' property	6/25/2023 4:29 PM
9	As a recent home buyer in the area, it is very concerning to hear there is a potential of a biosolid/biofertilizer storage facility potentially being built just down the road. We moved to the area for the beautiful nature and to escape industrialized areas, and this seems like a step back.	6/25/2023 2:04 PM
10	Concern of industrially zoned parcel of land at 25700 KERWOOD RD rd corner of keyword rd and winter drive. We do not want this parcel of land developed as a bio solid/bio fertilizer storage facility or any other controversial inappropriate industrial project.	6/24/2023 5:51 PM
11	The use and especially the storage of bio-solids and bio-fertilizer	6/24/2023 10:14 AM
12	As chair of the Board at Our Lady of the Pillar Academy, located on Calvert Drive, our school community is very concerned about any industrial development and potential contamination of the nearby surrounding air, land and water as a result. We hope that any potential development will take our nearby school community into serious consideration.	6/23/2023 10:16 PM
13	With reference to the industrially zoned parcel of land at 25700 Kerwood Rd., we do not want this parcel of land developed as a biofertilizer storage facility or any other inappropriate industrial project. This land drains directly into the creek.	6/23/2023 8:50 PM
14	protection of watercourses and woodlands for natural heritage. Reducing the amount of forests severed from other forests.	6/23/2023 12:52 PM

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15	no bio-solids storage facility on the corner of kerwood Road and Winter drive - too close to the Sydenham river and residences	6/22/2023 9:52 AM
16	We need to restrict industrial development to the industrial/commercial corridor NOT in the midst of homes,farms,a school. a campground, Agritourism, and the environmentally sensitive Sydenham river! STOP the industrial parcel of land at 25700 kerwood Rd. (Corner of kerwood rd and winter drive). We do not want this parcel of land developed as a biosolides/biofertilizer storage facility or any other controversial /inappropriate industrial project.	6/22/2023 6:49 AM
17	I am certain that if LaSalle Agri is allowed to construct a biosolid facility on the Kerwood farm that they own the environment nearby will be desecrated. We will surely regret the damage that will be caused to our river and land. It is a "no brainer" that biosolids should not be anywhere near the area that Buurmas are proposing to build their facility. All of the warnings from environmental experts would "red flag" what Buurmas are wanting to do to our community.	6/13/2023 12:56 PM
18	Should be featured more - trails for walking, biking and hiking incorporates and promoted. Have an active transport plan that I Clyde's bike lanes and trails for potential future development	6/9/2023 6:02 PM
19	Minimize chemical spraying where possible ex lawns, roadside, ditches	6/9/2023 3:24 PM
20	I am concerned about the liquid manure that smells toxic being spread on agricultural lands that then seeps into our water table.	6/2/2023 9:11 PM
21	Future development and strathroy creeping out/expanding	6/2/2023 1:08 PM
22	Preserving the Sydenham and its ecosystem. This includes restricting the land use surrounding it - such as not allowing the storage of biosolids in our county. This is extremely important to us as residents.	6/1/2023 9:28 PM
23	Protecting the river. Resources should be allocated to help clear the river to allow canoeing/kayaking and the township should not entertain any discussions about allowing business/land use that have a potential to damage this system etc.	6/1/2023 5:30 PM
24	Natural environment is very important.	6/1/2023 1:10 PM
25	I would like to see a more aggressive approach to controlling the growing amount of phragmites in ditches	6/1/2023 11:11 AM
26	None	6/1/2023 10:26 AM
27	As of right now I like that is more business however I like the farmers land, and no more housing	6/1/2023 10:00 AM
28	Over population of felines in several hamlets...destruction of property and wildlife ie. Birds	6/1/2023 9:55 AM
29	I have a great concern for water safety in our community. We are on a well, and the farmer has spread manure right next to my well multiple times, despite knowing there is a 100 feet distance required to spread around dug wells	6/1/2023 9:50 AM
30	Being on a well, I have the utmost concern for water safety. The farmer that owns the field around us has spread manure right next to our well, twice. Despite there being a rule regarding needing to be 100 feet from a dug well. The constant disregard for smaller property owners is appalling.	5/24/2023 11:28 AM
31	Green belts in the area and along the rivers/wetlands/creeks streams should be maintained.	5/24/2023 11:06 AM
32	Industrial zoned property....25700 Kerwood Road.....much too close in proximity to woodlots and Sydenham River and all that development of this property would entail re: destruction of the natural environment. Restrict the accumulations of PFAs to one area! See CBC News.....May 20th...."Forever Chemicals found in Canadians' blood samples...	5/21/2023 11:02 AM
33	Given the Government passing of Bill 23 I have concerns that the Conservation Authorities' influences over the protection of Species at Risk have been watered down.	5/16/2023 11:54 AM
34	No Bio solids	5/15/2023 10:46 PM
35	Ditches not draining properly	5/15/2023 5:13 PM
36	We need to watch for Bio fertilizer being used on our lands and running into streams and rivers. Even seeping into our wells that we take water from for livestock.	5/15/2023 2:46 PM

Q7 Which of the following best describes you? (Check all that apply)

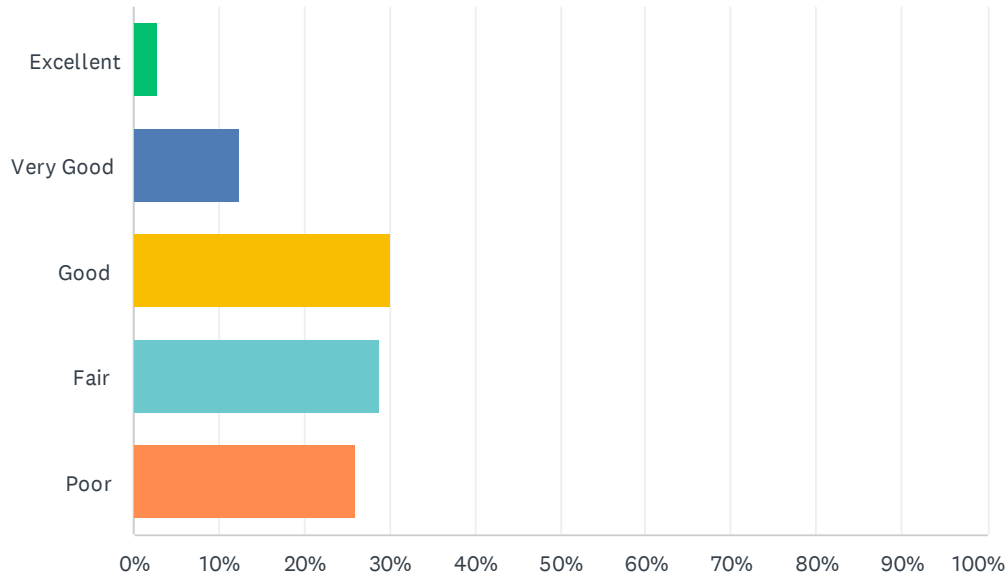
Answered: 76 Skipped: 13



ANSWER CHOICES	RESPONSES	
I own a business in Adelaide Metcalfe	31.58%	24
I am an employee at a business in Adelaide Metcalfe	13.16%	10
I work remotely at a business located outside of Adelaide Metcalfe	14.47%	11
I commute to a business located outside of Adelaide Metcalfe	34.21%	26
I am a student	0.00%	0
Retired/Unemployed/Other	25.00%	19
Total Respondents: 76		

Q8 How would you rate the availability and diversity of employment options in Adelaide Metcalfe? (Check one)

Answered: 73 Skipped: 16



ANSWER CHOICES	RESPONSES	
Excellent	2.74%	2
Very Good	12.33%	9
Good	30.14%	22
Fair	28.77%	21
Poor	26.03%	19
TOTAL		73

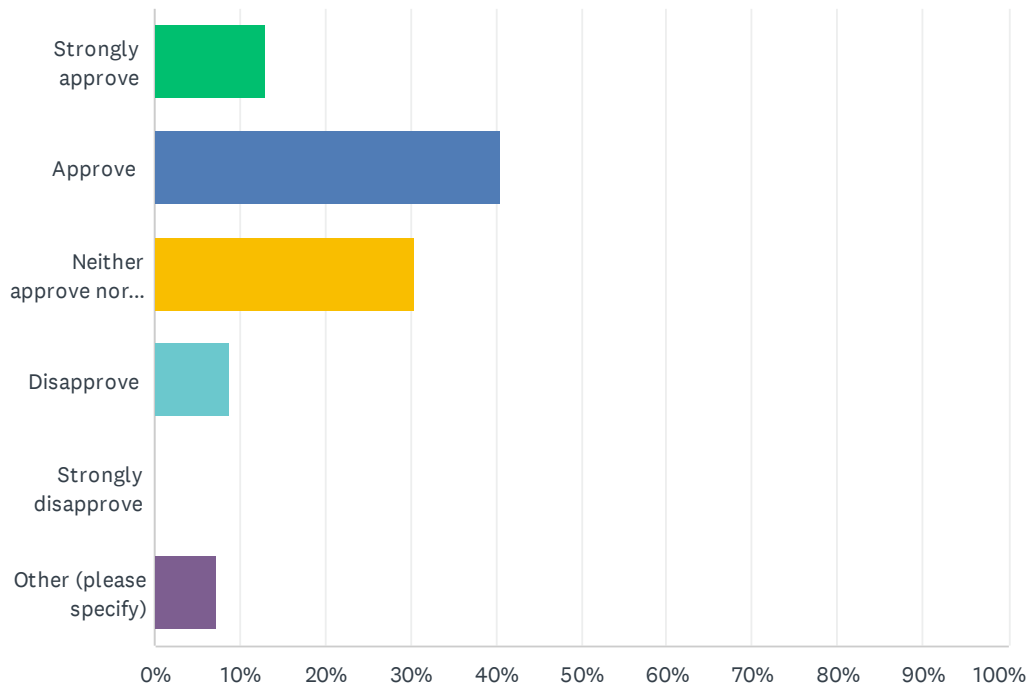
Q9 If you own or are aware of any lands that should be studied or considered to be added to the Township's industrial land supply, please list the address and provide a brief description below

Answered: 14 Skipped: 75

#	RESPONSES	DATE
1	As we are largely a rural, agriculture based township, it would be appropriate to situate industrial uses close together. For example, a key important area to develop for industrial use would be the "81 corridor" in our township - and possibly other areas near by. The main reasons for this suggestion is the ease of accessibility to key transportation routes [Hwy 402] and ease of hook up for water / sewage connections via the on-going agreement with the Township of Strathroy-Caradoc. It is best to locate industrial uses in closest proximity to Hwy 402 in order to minimize noise and traffic disruptions / issues throughout the township.	7/3/2023 4:32 PM
2	The main item should be the consolidation of the industrial land to one or two major areas and not have any small land areas that classified as industrial.	7/3/2023 3:16 PM
3	Studied, and severely restricted in its use - 25700 Kerwood Rd	7/1/2023 10:02 PM
4	25700 Kerwood Road needs to be removed from the Township's industrial land supply. It was zoned as industrial land prior to amalgamation of Adelaide and Metcalfe and is no longer an appropriate or proper classification of this land from either an economic, social or environmental sustainability perspective.	7/1/2023 2:55 PM
5	Nope	6/29/2023 6:23 AM
6	I believe 25700 Kerwood Rd should be restored back to agriculture farm land and NOT used for industrial bio storage	6/24/2023 10:14 AM
7	Please reconsider and reject the proposed biosolids facility proposed at Winter and Kerwood.	6/23/2023 10:23 PM
8	Please do not let LaSalle Agri have permission to have the opportunity to add to their industrial land supply. I am afraid that they would be allowed to build a biosolid facility near where I live and I would have to move away. My husband's family settled in Metcalfe Township in 1831 and we continue to live on one of the original properties. I don't think that newcomers should be able to edge out long time citizens of the community, but I wouldn't be able to stand the noxious smell of biosolid waste. I feel that new industry, including a biosolid facility (if it should come to fruition) should be constructed in the Hwy. 402/81 corridor of our Township.	6/13/2023 1:33 PM
9	centrally along Kerwood Road, 402 access, avoiding best ag land if possible	6/1/2023 11:11 AM
10	No	6/1/2023 10:26 AM
11	3055 napperton drive. Owner	5/24/2023 12:11 PM
12	Kerwood and 402 Hickory and 22	5/23/2023 9:42 AM
13	25700 Kerwood Road...to be studied...industrial zoned properties should be restricted to the commercial/industrial corridor only... not situated amongst residences, hamlets, agri tourism, agri business, environmentally sensitive habitats in/near Sydenham River	5/21/2023 11:10 AM
14	Anywhere but that triangle the biosolids are proposed on. We do NOT need something else putting Adelaide Metcalfe on the map.. Turbines now this..	5/15/2023 2:19 PM

Q10 How do you feel about growth in Adelaide Metcalfe? (Check one)

Answered: 69 Skipped: 20



ANSWER CHOICES	RESPONSES	
Strongly approve	13.04%	9
Approve	40.58%	28
Neither approve nor disapprove	30.43%	21
Disapprove	8.70%	6
Strongly disapprove	0.00%	0
Other (please specify)	7.25%	5
TOTAL		69

#	OTHER (PLEASE SPECIFY)	DATE
1	As our township is largely rural and agriculture based, there maybe limited room for growth. Farmers seem to require increasing acreage to in order to be profitable.	7/3/2023 5:07 PM
2	I do not want any industrial development or commercial housing in the midst of farms, homes, campgrounds, schools, or the Sydenham River.	6/26/2023 9:20 AM
3	Need to work more towards developing commercial areas such as the highway 81 commercial corridor and focus protecting our critical agricultural land ie. 25700 Kerwood rd	6/24/2023 10:14 AM
4	Growth needs to happen in a planned way - hamlets and villages for residential, home businesses encouraged	6/1/2023 11:19 AM
5	This question does not make sense. Do you mean the current way Adelaide Metcalfe has handle growth. If it should grow or shouldn't....re word this.	5/23/2023 9:56 AM

Q11 Please describe any ideas you may have on how Adelaide Metcalfe can best accommodate growth over the next 25 years

Answered: 33 Skipped: 56

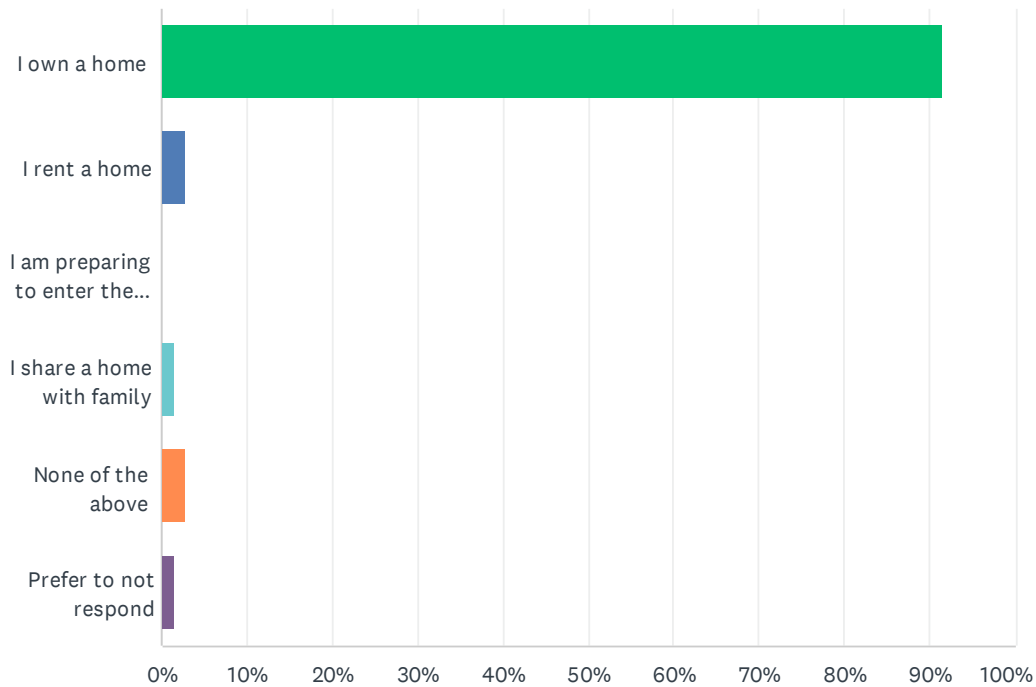
#	RESPONSES	DATE
1	Tread carefully! Maintain prime agricultural lands and be aware of how changes in the name of "growth and development" can impact our community for years to come both positively and negatively.	7/3/2023 11:18 PM
2	I believe it is important to focus future growth near current settlement areas [Kerwood, Adelaide, Strathroy] - whether this be for industry, commercial use or residential use. See comments below regarding housing growth. See also prior comments regarding where to situate industry in our township.	7/3/2023 5:07 PM
3	Growth should be in the existing residential areas as outlined. If multi-unit dwellings such as low rise apartments or duplexes and fourplexes are required they should be built to accommodate the growth.	7/3/2023 3:34 PM
4	Be prepared as you are now doing with your Official Plan review so that random issues don't generate random changes moving forward.	7/1/2023 10:15 PM
5	Need to work cooperatively with the Town of Strathroy Caradoc to effectively and efficiently develop the commercial land and commercial opportunities north of the city of Strathroy in the Highway 81 commercial corridor. There needs to be a coordinated and well developed plan for designing and developing affordable and strategically situated affordable housing developments in the Township.	7/1/2023 3:06 PM
6	N/A	6/29/2023 6:26 AM
7	Get basic services to areas where growth is going.	6/26/2023 5:27 PM
8	Limit industrial development to the industrial/commercial corridor.	6/26/2023 9:20 AM
9	Reduce restrictions on land parcel separation sizes. We were interested in purchasing a larger parcel here but when we found out we couldn't portion and develop a 3-acre section it deterred us and we almost bought in another area.	6/25/2023 2:12 PM
10	Need to work more towards developing commercial areas such as the highway 81 commercial corridor and focus protecting our critical agricultural land ie. 25700 Kerwood rd	6/24/2023 10:14 AM
11	Do not charge so much for building permits. You are getting taxes for it anyway. The building permit should cost \$0.	6/23/2023 8:54 PM
12	Water and sewer in kerwood and Adelaide village!!! Expand on these great country areas and maintain the rural feel similar to the former "forest city".	6/9/2023 6:08 PM
13	Consider more reasonable severances	6/9/2023 3:35 PM
14	New housing in existing enclaves, support building high density housing on Center rd corridor	6/1/2023 11:23 PM
15	Préservation of the Carolinian forest	6/1/2023 5:37 PM
16	Rental housing incentives for farmers with secondary properties to support housing. They tend to tear down houses instead of offering them for rent.	6/1/2023 1:00 PM
17	Not sure	6/1/2023 12:51 PM
18	Solve the problem of water for drier areas of township	6/1/2023 11:19 AM
19	Develop around Strathroy, kerwood and Adelaide village	6/1/2023 10:47 AM
20	Provide town water	6/1/2023 10:27 AM
21	Dog park put into the town of Kerwood, updated swings and other equipment for kids like	6/1/2023 10:04 AM

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	splash pads, skate park	
22	.	6/1/2023 9:59 AM
23	Residential and commercial , agricultural balance	5/24/2023 12:15 PM
24	Agriculture is an important part of the Adelaide Metcalfe community, as it should be. But large farm operations that just keep growing, and not allowing hobby farms, or back yard chickens and goats is detrimental to having smaller property owners sympathize or identify with farmers. Open dead stock bins (these should be covered!) do not appeal to agri-tourism. Constant manure spreading as farmers have grown too large to properly meet their nutrient management requirements is not helpful. Spreading in the winter on top of snow, not plowing under within 24 hours. All rules the farmers are aware of, but blatantly disregard. A diverse tax base is required for the survival of any township. Encouraging non-Ag businesses, while maintaining a higher Ag proportion should be encouraged and enabled.	5/24/2023 11:37 AM
25	invest in infrastructure such as water, gas and internet connections	5/24/2023 11:25 AM
26	Streamline permitting processes. Shovel ready land. The township should buy land and do it.	5/23/2023 9:56 AM
27	Within reason & meeting criteria.....perhaps allowing smaller severances of acreages for new rural/residential builds	5/21/2023 11:18 AM
28	In the Official Plan designate areas designated as marginal agricultural land to lands that could accommodate residential growth	5/16/2023 11:56 AM
29	Protect Agriculture lands from development. Build houses in urban areas	5/15/2023 10:52 PM
30	Library and park	5/15/2023 9:01 PM
31	Expand all settlement areas	5/15/2023 7:59 PM
32	Allowing family farmers and small business to continue to the next generation and so on...by letting family members, who work full or part time on the farm, own a smaller piece of land adjacent to the home farm, of their won (to feel a sense of ownership) and be able to help take the business to the next level and make a good decent living.	5/15/2023 3:05 PM
33	Build out Kerwood. Allow Farms to build another house on the property to accommodate a family member or hired man... It is getting smaller and smaller out here with all of the regulations. There is only going to be one house every 5 miles in 10 years. The big farmers take over and the small size get squeezed. Thats not a community I would want live in 25 years from now. Rich farmers and nothing in-between.	5/15/2023 2:29 PM

Q12 Which of the following statements best describes you?

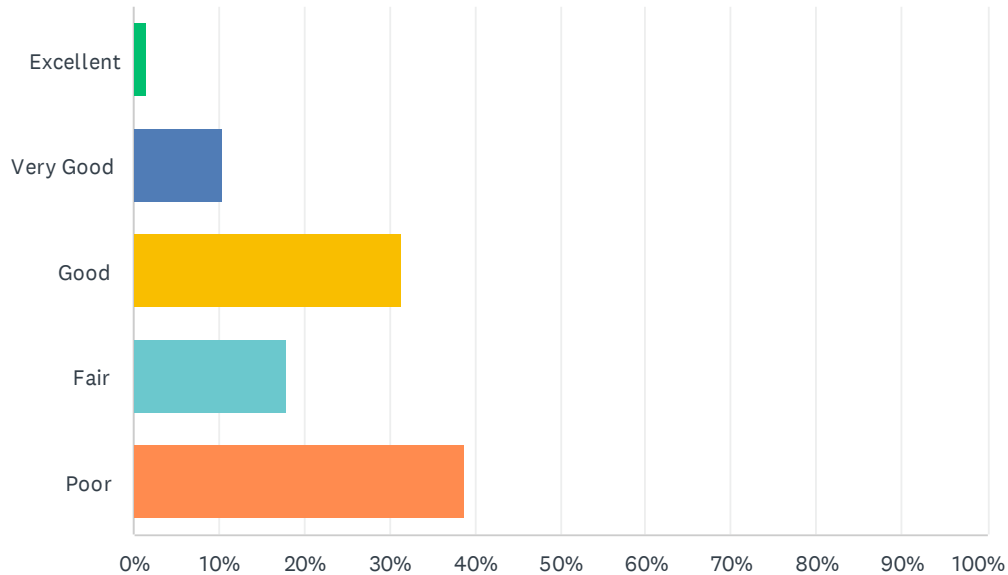
Answered: 70 Skipped: 19



ANSWER CHOICES	RESPONSES	
I own a home	91.43%	64
I rent a home	2.86%	2
I am preparing to enter the housing market	0.00%	0
I share a home with family	1.43%	1
None of the above	2.86%	2
Prefer to not respond	1.43%	1
TOTAL		70

Q13 How would you rank the availability and affordability of housing in Adelaide Metcalfe?

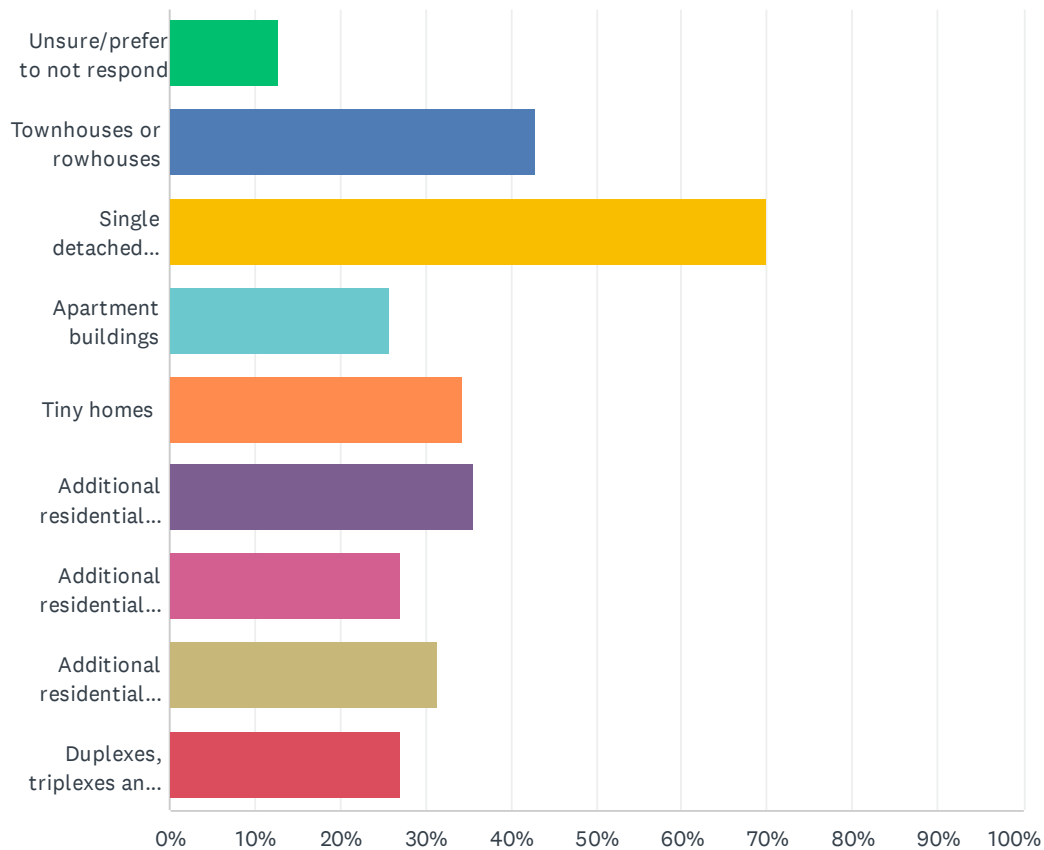
Answered: 67 Skipped: 22



ANSWER CHOICES	RESPONSES	
Excellent	1.49%	1
Very Good	10.45%	7
Good	31.34%	21
Fair	17.91%	12
Poor	38.81%	26
TOTAL		67

Q14 According to the Population Projections that were prepared for Middlesex County and local municipalities, Adelaide Metcalfe's population is projected to grow between 3,200 and 3,690 by 2046, which translates to a projected housing need of between 1,260 and 1,420 new housing units. What housing options should the Township explore to meet this demand? (Check all that apply)

Answered: 70 Skipped: 19



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ANSWER CHOICES	RESPONSES	
Unsure/prefer to not respond	12.86%	9
Townhouses or rowhouses	42.86%	30
Single detached dwellings	70.00%	49
Apartment buildings	25.71%	18
Tiny homes	34.29%	24
Additional residential units within existing homes (basement apartment units, upstairs apartment units)	35.71%	25
Additional residential units in existing backyards	27.14%	19
Additional residential units in the agricultural area	31.43%	22
Duplexes, triplexes and fourplexes	27.14%	19
Total Respondents: 70		

Q15 Please describe any ideas you may have to address housing demand in Adelaide Metcalfe

Answered: 26 Skipped: 63

#	RESPONSES	DATE
1	For growth of housing to accommodate more people, I would suggest that the township look at what space is available near existing settlement areas, e.g. Kerwood, Adelaide, and Strathroy. There may be opportunities for small apartment buildings, duplexes, townhouses or condominiums in certain of these areas. Currently, as rural people retire in our area, they often move to Strathroy as there are generally no other options. Perhaps the option of a small condo or townhome would make sense. Any condos could possibly be townhome style or apartment style. Also, some apartments in these areas may be a way for the township to have housing options that are more affordable, especially for younger people wishing to move out from home but stay in the area. These aforementioned ideas would possibly look different in each of the settlement areas. For example, perhaps the buildings would be restricted in overall height, i.e. 2 or 3 stories in Kerwood, maybe 3 to 4 stories in Adelaide [depending on where it is situated] and maybe 5 stories in Strathroy - again, depending on where they are situated. With the possibility of access to local transit between communities, maybe these low rises make sense as an affordable living space. It may be better to have multi-unit buildings of some sort rather than urban sprawl taking up more land that is needed to grow food.	7/3/2023 5:07 PM
2	Multi unit housing.	7/3/2023 3:34 PM
3	Loans	6/29/2023 6:26 AM
4	Allow oversized lots to subdivide.	6/26/2023 5:27 PM
5	Small agricultural properties should be allowed to be divided up into parcels of land for building purposes	6/25/2023 4:48 PM
6	Land parcel size requirements for separation and development.	6/25/2023 2:12 PM
7	Allow families to build additional homes on family land.	6/23/2023 8:54 PM
8	We don't have servicing except in the norther corridor of strathroy. There's no such thing as affordable housing. Developers costs are increasing as are land costs. They want to build as many units they can capitalize as possible. I'd like to see rules for development in kerwood and Adelaide that retain the country feel of those areas and different rules for the more urban area north of strathroy.	6/9/2023 6:08 PM
9	In-law/Granny suites on family farms tonaccommodate multi generation	6/9/2023 3:35 PM
10	Farmers buying land then letting houses sit empty is not helping. Houses should be maintained and have occupancy. Seems wasteful to let existing Houses fall, because the farmer doesn't need it, but wants the land. I do worry about agriculture land being shrunk to accommodate new people into the area. I think that's what is attractive about living in Adelaide-Metcalfe, it's a country community close to the town and city.	6/2/2023 1:15 PM
11	People want to live in the rural areas for more space. Allow larger lots for development to attract these families	6/1/2023 5:59 PM
12	Tiny home communities.	6/1/2023 5:37 PM
13	Subdivisions near hamlets expanded. Farms are already restricted in those areas—time for development of Kerwood and Adelaide, Napier	6/1/2023 1:00 PM
14	Unsure	6/1/2023 12:51 PM
15	If intensifying housing in villages, make sure to have green space or gardening areas for those residents	6/1/2023 11:19 AM
16	We have enough. We need more farming land	6/1/2023 10:04 AM

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17	.	6/1/2023 9:59 AM
18	Expand a residential area	5/24/2023 12:15 PM
19	People move to the country to embrace a rural lifestyle. When severing lots with houses from farmland, tearing down a barn that is still useful deters from this. Backyard hobby farms are a great way to introduce children to farming and where their food comes from. Biosecurity is not the issue that large farmers make it out to be -- they often travel between farms and barns without cleaning their tires, changing their clothes or boots. Children of farmers all ride the same school bus together and their shoes are all in the same hall way at the schools - we don't require our children to walk through formaldehyde before boarding the bus. People are looking to grow their own food - providing opportunity for this by creating areas that smaller home and community livestock and vegetable gardens can be used would be wonderful	5/24/2023 11:37 AM
20	demo older/unoccupied buildings, create incentives for developers, make services available.	5/24/2023 11:25 AM
21	Expand all villages and hamlets. Create more house lots. Allow secondary units everywhere. Continue to allow farm house severances. Remove building development charges for houses. My family was going to build a new house until we found out about the new fees.	5/23/2023 9:56 AM
22	Change the designation of farmland in the marginal agricultural areas	5/16/2023 11:56 AM
23	More houses = More problems	5/15/2023 10:52 PM
24	Expand settlement areas to encourage development.	5/15/2023 7:59 PM
25	As Kerwood is already established as a small town or village, with a beautiful park, ball diamond, Firehall & Optimists. Why not grow what is already started with smaller, forever, affordable homes (1 floor, 3 bedroom, basement, yard etc.) It might shine as a lovely rural community not far from urban amenities, but with many of the plus' of rural small town life.	5/15/2023 3:05 PM
26	Again, allow smaller farms to build a second dwelling or sever off a parcel of land. Expand Kerwood	5/15/2023 2:29 PM

Q16 If you own or are aware of any lands that should be considered to be added to the Township's Settlement Areas, please list the address(es) below

Answered: 14 Skipped: 75

#	RESPONSES	DATE
1	Not sure how far afield (NSEW) to go, but between Winter & Melwood.... 26024, 34, 46, 64, 70, 79, 90, 98 Kerwood Road 26114, 115, 158 (campground) Kerwood Road 26210, 236, 239, 232 Kerwood Road 1697 Melwood Dr (church)	7/3/2023 11:18 PM
2	Perhaps there are lands near current settlement areas that would make some logical sense to look at for future growth - especially near the existing 81 corridor with ease of access to Hwy 402. Driving on the 402, it seems that Strathroy-Caradoc is busy promoting lands along the 402. This may also make sense for our Township.	7/3/2023 5:07 PM
3	None that I am aware of. Consideration would always be to expand the Settlement Areas already designated. However the very small Settlement Areas are probably not the most favourable ones to expand.	7/3/2023 3:34 PM
4	There is a rural cluster....on Kerwood Road between Winter Drive & Melwood Drive.....in excess of 15 homes as well as seasonal campground of approximately 50 patrons.	7/1/2023 10:15 PM
5	N/A	6/29/2023 6:26 AM
6	none	6/25/2023 2:12 PM
7	do not	6/23/2023 8:54 PM
8	Stop with these module homes being allowed for housing and "sheds" acting as family homes.	6/9/2023 6:08 PM
9	28176 Pike Road	6/1/2023 7:14 PM
10	Don't know if any	6/1/2023 12:51 PM
11	3055 napperton dr	5/24/2023 12:15 PM
12	Since the province is planning to allow 3 farm house lots on a farm, counsel should expand all settlement areas as much as they can. If Ford doesn't care about farm land anymore counsel should make sure most of the houses are close to other houses. Strathroy, Adelaide, walkers, Kerwood, napier, cairngorm...all of them.	5/23/2023 9:56 AM
13	All homes north of 25700 Kerwood Road, all homes west, east and south should not be negatively impacted by industrial development of this property that directly abuts these homes and properties	5/21/2023 11:18 AM
14	Kerwood, Napperton/Pike, Cairngorm.	5/15/2023 2:29 PM

Q17 If you have additional comments, please enter them here

Answered: 15 Skipped: 74

#	RESPONSES	DATE
1	Minimize noxious industries, especially those that are known producers of PFAs	7/3/2023 11:18 PM
2	It is important that, during this review process, the township consider making changes that apply to any issues that have arisen in the past few years. Also consideration should be given to what policies need to be in place in anticipation of new businesses / industry that may be in our area in the future. One example of this would be dealing with new forms of agriculture. The cannabis operations have caused issues with their forms of odour pollution and light pollution. Greenhouses need to be required to have a 'night-shade' installed to minimize light pollution. Odour from cannabis operations is a significant issue - it smells like skunk - it is most unpleasant. Another example are the numerous concerns that have been raised regarding the use and storage / distribution of biosolid fertilizer. The township is very aware of these issues, especially odour control. This is the time to develop policies to help our township deal with such issues in the future. One other item, consideration could be given to having a general policy to deal with light pollution, e.g. lighting installed on buildings / new construction should use motion-sensor technology. Township needs to consider and remember certain key items when developing its new Official Plan - people move to the country / live in the country because they enjoy fresh air, peace and quiet, and they love to see the stars in the night sky. Policies related to this desire should be strongly reflected in the Official Plan.	7/3/2023 5:07 PM
3	Prevent pop up businesses that should be consolidated in an industrial area by specifying a large radius between industrially zoned land and clusters of rural residential homes or any other properties that constitute a "sensitive" area	7/1/2023 10:15 PM
4	N/A	6/29/2023 6:26 AM
5	With reference to the industrially zoned parcel of land at 25700 Kerwood Road and Winter Drive, I do not want this parcel of land developed as a bio solids/bio fertilizer storage facility or any other controversial/inappropriate industrial project.	6/26/2023 9:20 AM
6	As new homeowners in the area, it is very concerning to learn about the potential development of an industrial biosolid waste storage facility just down the road. This is precisely what we wanted to move away from. We are also very concerned with a depreciation in property value because of this, but are most concerned about the impact to the natural beauty of the area.	6/25/2023 2:12 PM
7	As stated above. Facebook as the only means of notifying rate payers about this survey and open house is not transparency for the residents of this community nor equal opportunity. I hope flyers r being sent to every home.	6/9/2023 6:08 PM
8	Thanks for asking!	6/1/2023 5:59 PM
9	Hoping the township never revisits having a bio solid facility	6/1/2023 5:37 PM
10	None	6/1/2023 12:51 PM
11	Just more for the kids. Dog park, skate park, new swings, more variety of play equipment in the park	6/1/2023 10:04 AM
12	If there is feedback please contact me directly. Thanks.	5/24/2023 12:15 PM
13	Municipal water is safe reliable drinking water and should be considered as an investment in the community, it's residents, future residents and businesses.	5/24/2023 11:25 AM
14	While amending Official Plan, attention needs to be given to all areas that lack specifics, criteria and "teeth" from years ago For example, little to no changes have been proposed under "Industrial" (that I can see). Moving forward protection of our environment, sustaining idyllic rural/residential properties, and restricting development that negatively impacts others needs to be a consideration for the future. Protection of the sensitive environments that are part of Adelaide Metcalfe should be paramount	5/21/2023 11:18 AM

15 Please allow farms to build a second dwelling so that family members can carry on the tradition of farming and raise kids out in the country where they were raised. Land is expensive and the way it is set up now it's just larger farmers taking over 100 acres at a time.

5/15/2023 2:29 PM

Appendix 3

Township of Adelaide Metcalfe
Official Plan Review: Written
Submissions

DRAFT

2536337 Ontario Inc

11 Radley St
Vaughan
Ontario
L4L 8J7

April 26, 2023

Township of Adelaide Metcalfe

2340 Egremont Drive,
RR #5
Strathroy,
Ontario
N7G 3H6

Morgan Calvert (CAO)

RE: 8 acres located north of Pannell lane on East side of Centre Rd (Canadian Tire Lands)

Dear Morgan, this letter is a request to have the zoning changed on the subject lands from commercial to residential. As you know we have owned the subject lands for the past 6 years and we have been consistently marketing the lands to prospective commercial tenants. In the past 6 years of ownership we haven't been successful in securing any tenants what so ever. We would like to develop the lands for commercial use but without tenants, it's not a feasible option.

As a result of not being able to secure any commercial tenants over the past 6 years we would like yourself and Council to consider allowing us to change the zoning of the lands from commercial to residential. We would like to develop the majority of the land into townhouses and a small portion into a commercial strip plaza to service the development. We would also consider developing a new road linking Jenna Drive which abuts our lands to the east to Centre Rd if both municipalities would allow.

We look forward to receiving your feedback and please do not hesitate to contact me if you would like to discuss further.

Regards,

2536337 Ontario Inc.
Lackbir Mehat
(Director)

Donna Elliott

From: Chippewas of the Thames First Nation <no-reply-cottfn@knowledgekeeper.ca>
Sent: Tuesday, May 7, 2024 2:20 PM
To: fburch@cottfn.com; jmills@cottfn.com; Donna Elliott
Subject: Decision regarding consultation: OPA - 2003 - Official Plan Review - Statutory Open House Notice
Attachments: consultation-response-34768-opa-2003-20240507-1419.pdf; wiindmaagewin-consultation-protocol-120623-approved.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Please see attached PDF response letter. As per 'Appendix C' of the Wiindmaagewin Consultation Protocol, we will be sending an invoice based on our time to engage in the consultation process. The invoice will be sent from COTTEN's Finance Department.

DRAFT



Deshkan Zibiing
Chippewas of the Thames
First Nation Treaties, Lands
and Environment

320 Chippewa Road
Muncey, ON, N0L 1Y0
Tel: 519-289-5555
Fax: 519-289-2230
info@cottfn.com

Project Name:

Official Plan Review - Statutory Open House Notice

FN Consultation ID:

OPA - 2003

Consulting Org Contact:

Donna Elliott

Consulting Organization:

[Township of Adelaide Metcalfe](#)

Date Received:

Wednesday, April 10, 2024

May 7, 2024

Dear Donna,

We have received information concerning the Township of Adelaide Metcalfe Official Plan Review - Statutory Open House Notice, dated April 10, 2024. The proposed project is located within the Treaty and Traditional Territory of the Chippewas of the Thames First Nation (COTTFN). It is also located within the Big Bear Creek ATR land claim settlement area (2013).

After reviewing the notice, we have identified that more information is required to determine if there are or will be any potential impacts to COTTFN protected rights and interests. COTTFN looks forward to future engagement opportunities. .

We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFN has developed its own protocols - a document and a process that will guide positive working relationships.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Original Signed

Fallon Burch

Consultation Coordinator

Chippewa of the Thames First Nation

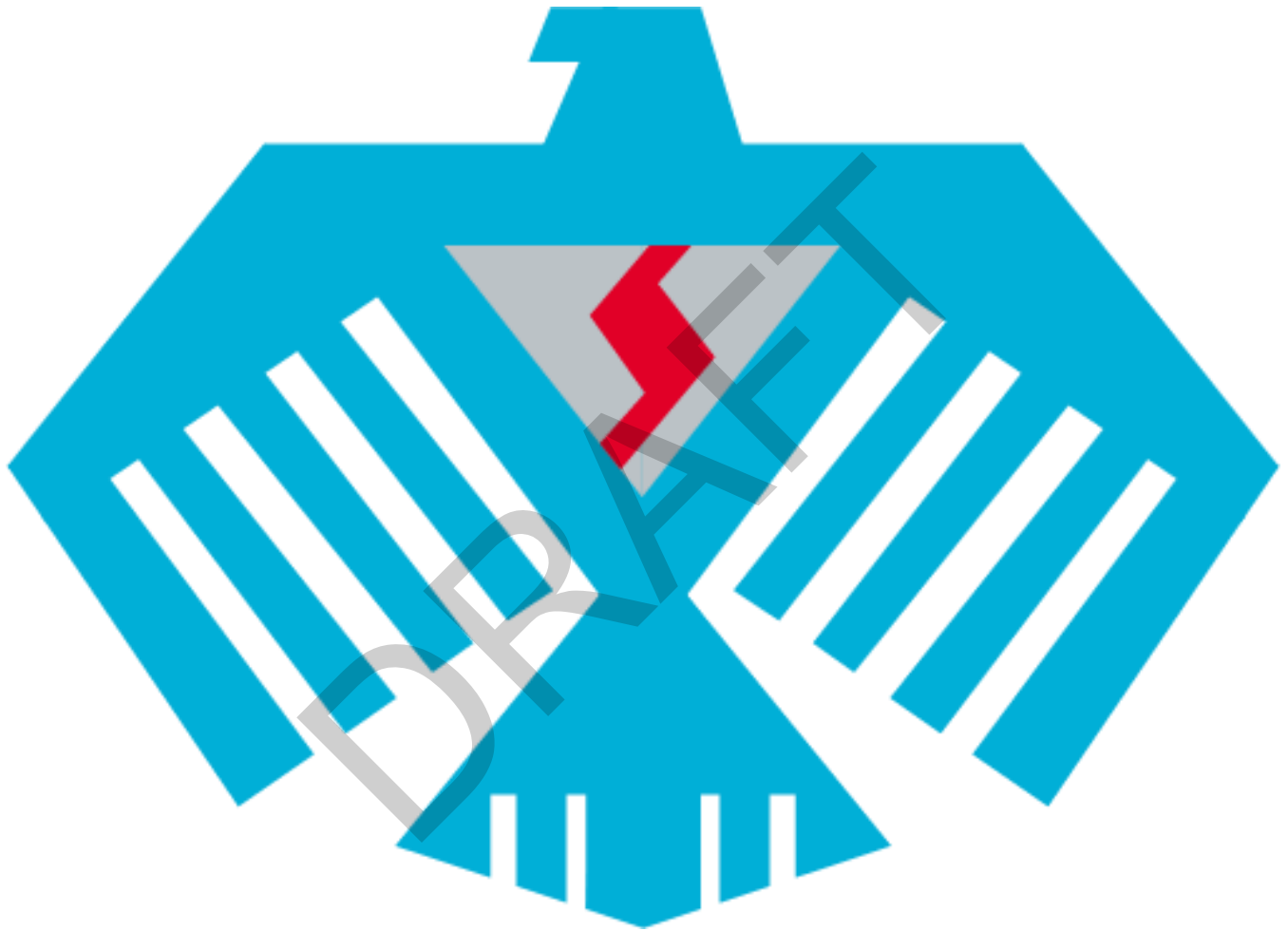
320 Chippewa Road, Muncey, ON, N0L 1Y0

(519) 289-5555 Ext 251

Deshkan Zibiing/Chippewas of the Thames First Nation

Wiindmaagewin

CONSULTATION PROTOCOL



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PART I: Introduction and Purpose

1. History of Deshkan Zibiing Aki (Chippewas of the Thames First Nation)

The watersheds of southwestern Ontario have been the home of Anishinaabe people for millennia. Deshkan Zibiing edbendaagzijig, “those that belong to Antler River,” comprise one of the traditional Anishinaabe nations governing the territory of Waawayaatanong or “Round Lake.” This region is known as the third stopping place of the Water Drum on its sacred journey to Madeline Island, centuries before the era of colonization.

The purpose of this protocol is to ensure that our relationships with others develops in ways that respect Deshkan Zibiing’s responsibilities to mother earth and protects the full range of our rights. This protocol shall serve to guide governments and third-party proponents who are interested in pursuing healthy and mutually beneficial relationships with Deshkan Zibiing within our traditional territory.

2. Territory

Deshkan Zibiing edbendaagzijig’s traditional territory was recognized and affirmed by Canada in the Big Bear Creek Land Claim Settlement Agreement (2013). Within this territory, we are also signatory to pre-Confederation Treaties with the British Crown. Traditional Anishinaabe territory in southwestern Ontario includes lands addressed in the McKee Treaty (1790), the London Township Treaty (1796), the Sombra Township Treaty (1796), the Longwoods Treaty (1822), and the Huron Tract Treaty (1827). Deshkan Zibiing is party with other Anishinaabe nations to several of these treaties but is the sole Anishinaabe party to the Longwoods Treaty.

A comprehensive description of our ancestral lands is attached as Appendix “A” together with a map.

We who are Deshkan Zibiing edbendaagzijig continue our commitment to protect the watersheds of the Thames River, Bear Creek, the Au Sable River, and the Erie and Huron

lakeshores. We regard all of our ancestral lands as part of our consultation territory. Our treaties did not “surrender” our lands or waters.

3. Community Profile

As a community, Deshkan Zibiing has always welcomed and incorporated people from other nations. Our families have always shared a common world around the Great Lakes with the families of the Pottawatomis and the Odawas. Delawares (Lenape) and Oneidas were welcomed here between 1791 and 1840 and allowed to create their own communities on land adjacent to and within our homeland. At various times, other Haudenosaunee, Shawnees, Huron/Wendats, as well as Anglo or French traders and settlers marrying our people, have all been incorporated into our society. Today, our population is approximately 3,200 people, with 1,000 residing within Deshkan Zibiing’s unceded reserve land.

4. Historical Relationships

Deshkan Zibiing’s relationships with other nations have generally been pursued through the creation of Treaty partnerships.

The great Treaty of Niagara (1764) emerged from this long practice and is the template for all subsequent treaties between Britain and Deshkan Zibiing. The Two Row Wampum, a belt the Haudenosaunee first used with the Dutch in 1613, recognized a relationship of equals.

The imposition of colonialism and Canada’s shameful conduct in breaking sacred promises contained in our Treaties have had a lasting effect on the people of Deshkan Zibiing.

Colonial rule presumed the ‘surrender’ of well over 90% of our traditional territory. Efforts to ‘civilize’ and assimilate our people, through Canada’s unilateral imposition of legislation, harsh policies, and the residential school system have taken a toll on our people and have unlawfully infringed our human rights as well as our Aboriginal and Treaty rights.

However, despite Canada’s assertions of sovereignty over our lands and people, we have remained resilient and have continued to assert our inherent rights as a sovereign nation.

Deshkan Zibiing remains intent on protecting our traditional territory. Our vision for the engagement formalized in this protocol remains that of Tecumseh, our Treaty chiefs, and the Two Row Wampum.

We are fundamentally committed to self-determination and the preservation and restoration of our Anishinaabe jurisdiction and heritage. We expect that those with whom we engage in matters respecting our traditional territories will act in a manner consistent with the principles contained in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and shall seek to fulfil the objectives of reconciliation.

We are focused on fair partnerships based on our free, prior, and informed consent and the wise and respectful use of our traditional lands and waters.

5. Principles of Intersocietal Governance and Communication

Our engagement with other communities stems from our recognition of several principles, which derive from our Creator's gifts to us of life and land, and from our Creator having placed us within a world full of relationships with others. Our responsibility to maintain these relationships, in accordance with principles derived from our creation story, is central to our continued wellbeing as a people. These principles guided our ancestors in their Treaty partnerships historically, and they remain foundational today in our dealings with federal, provincial, and municipal bodies. They indicate our fundamental orientation towards all matters of discussion concerning our rights and responsibilities and underpin our approach to "the duty to consult" as articulated by the Supreme Court of Canada in *Haida Nation* (2004) and subsequent cases.

Our principles provide a basis for fruitful and healthy intersocietal development, governance, and communication.

a. Principles of Governance

(1) Gdinawendimi: "We are all related." A basic truth of our creation story is that we are related to everything that shares the world with us. We expect that all consultation and

discussion with governments and third parties will focus on how the proposed project will foster this relatedness.

(2) Mno-bmaadiziwin: “The good life.” We understand that the Creator placed us within our world’s web of spiritual and bio-physical relationships in order for life to flourish. Life flourishes when we base our relationships on the gifts of the Seven Grandfathers: Nbwaakaawin “wisdom,” Zaagidiwin “love,” Minaadendamowin “respect,” Aakde’ewin – or Zoongide’ewin “bravery,” Gwakwaadiziwin “honesty,” Dbaadendiziwin “humility,” Debwewin “truth.” Proposals should enhance the good life for all our relations and discussions regarding those proposals should be grounded in the Seven Grandfather teachings.

(3) Naaknigewin: “Law”. We expect that all consultation and discussion with governments and third parties will aim to respect and embody our laws, including our Chi-Inaakonigewin, as the measure for our decisions provided by the Creator.

(4) Anishinaabe dbendizawin: “Anishinaabe independence,” or “self-determination.” We were created to live as an independent people, and are therefore able to ally with, but not to become subject to, other independent peoples. The Two Row Wampum embodies this alliance of equals, each party free to follow its own way without interference, but each also attentive to the wellbeing of the other. We expect that all proposals from governments will respect this most basic tenet of the Two Row Wampum.

b. Principles of communication

(1) Zgaswediwin: “To smoke together.” When Anishinaabeg met in council, they began with the ceremony of smoking. In our stories, Nanabush provided our ancestors with the pipe of peace to help us foster the path of goodwill and reconciliation towards earth, plants, animals, and our fellow humans. Asemaa, “tobacco,” carries our thoughts and prayers to the Creator, and demonstrates our desire to speak the truth, and to build relationships that reflect

gratitude in our dependence on the natural order. We expect that all consultation will be grounded in truth, reconciliation, and gratitude.

(2) Ginoondiwin: “talk to each other.” Our practice has been to reach decisions in common, after full and satisfying discussion addressing the concerns of all involved. Consultation must be designed and implemented with flexibility, respecting the nature of the rights potentially impacted and the scope of the possible impacts. Deshkan Zibiing expects to determine the level of consultation that is necessary and appropriate where our rights and interests are potentially impacted.

(3) Gii-nenmaasiinaawaan: “they didn’t let them”. In all consultations which impact our Treaty and traditional lands, we expect Crown and Proponents to adhere to the principle of Free, Prior, and Informed Consent, embodied in article 32(2) of the United Nations Declaration on the Rights of Indigenous Peoples (2007).

Chi-dibaakinigewin: a “great judgment,” Our ancestors negotiated with settler governments to reach mutually beneficial agreements. However, colonial governments have ignored obligations under these solemn agreements and have justified erosion of our rights over time. We expect that governments will adhere to the true intent of treaties and agreements and will respect the gravity of the promises that are made.

c. Principles of Co-Existence and Economy

(1) Gdoonaaganinaan: “Our Dish,” the agreement reached with the Haudenosaunee in 1701, enabled our respective peoples to hunt and harvest in mutual safety, and ensured mutual wellbeing, within our ancestral lands. We expect all Proponents to demonstrate how proposed projects will promote mutual safety and wellbeing.

(2) Maatookiiwin: “sharing”. Our Treaties concern our sharing of the lands that the Creator has shared with us. There are no Anishinaabemowin transcriptions of treaties that

use the word *adaawaage*, meaning “to sell.” It is our expectation that in the spirit of sharing what the Creator has provided, benefits related to projects will also be shared.

(3) Gnawenjigewin: “to take care of things.” Our use of the lands and waters of our territory is subject to Anishinaabe principles of stewardship, derived from our creation story, and instilled through the growth of Traditional Knowledge. We expect that all project proposals will respect and incorporate conservation practices and Traditional Knowledge of Deshkan Zibiing.

(4) Niigaan-inaabiwin: “looking ahead”. Decision-making that respects the full web of relationships within which the Creator has placed us, and aims to chart the impacts of our choices as far as possible into the future to ensure harmony and balance. We expect project proposals with the potential to affect our lands, waters, air, health and wellbeing to demonstrate as concretely as possible the long- term implications for Deshkan Zibiing.

6. Statement of Reserved Rights

The rights that Deshkan Zibiing exercises in relation to our traditional lands, Treaty lands, reserve lands, and Addition to Reserve lands, are inherent - grounded most basically in the Creator’s gift of lands, waters, and way of life to *ndodeminaanig*, “our clans.” These rights are embodied in our historical and ongoing occupation of our territory, and in our practice of self- determination as a people.

Our rights as a self-determining people are recognized in several instruments, including, the Royal Proclamation of 1763, our Treaties, s.35(1) of *Canada’s Constitution Act* and the *United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP)(2007)*.

UNDRIP recognizes, among other things, the need to respect and promote the inherent rights of Indigenous peoples, including our right to self-determination within our traditional lands and territories. Our rights derive from our political, economic, and social structures and from our cultures, spiritual traditions, histories, and philosophies. UNDRIP encourages States to comply

with and effectively implement all their obligations as they apply to Indigenous peoples under international instruments in consultation and cooperation with the peoples concerned. Relevant articles include, but are not limited to:

Article 11

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.
2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

Article 12

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.
2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

Article 26:

Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.

Article 32:

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or

territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

In June 2021, Canada passed into law the *United Nations Declaration on the Rights of Indigenous Peoples Act* which affirmed UNDRIP as a universal international human rights instrument with application in Canadian law; thereby providing a framework for Canada's implementation of UNDRIP.

This legislation represents a step toward implementing UNDRIP as a framework for reconciliation as recommended by the Truth and Reconciliation Commission of Canada in their "Calls to Action" – which Canada committed to addressing.

Within the *UNDRIP Act*, Canada rejects all forms of colonialism and commits to advancing relations with Indigenous peoples that are based on good faith and on the principles of justice, democracy, equality, non-discrimination, good governance, and respect for human rights. Canada further committed to taking effective measures including legislative, policy and administrative measures, in consultation and cooperation with Indigenous peoples, to achieve the objective of UNDRIP.

This Wiindmaagewin represents a framework for consultation which is consistent with the principles of UNDRIP and Canada's stated commitment to implementing these principles to achieve reconciliation; however, the Wiindmaagewin is based on the Nation's inherent rights which are not dependent on Canada's legal system or recognition.

PART II Obligation to Consult

7. Purpose and Application

7.1. This Consultation Process balances Deshkan Zibiing's laws with the legal principles derived from the western common law as well as international instruments, such as UNDRIP. We adhere to the principle of Free, Prior, and Informed Consent. Therefore, where any proposed Activity within Deshkan Zibiing's Traditional or Treaty Territory, Additions to Reserve Land or any land over which Deshkan Zibiing claims Aboriginal title, may potentially cause an impact to the environment, health or Deshkan Zibiing's rights or asserted rights, including changes to laws, regulations or policies, Deshkan Zibiing expects the Crown and Proponents to respect and follow the processes set forth in this Wiindmaagewin.

7.2. Nothing in this Protocol, nor the process or documents derived from it shall be construed to abrogate or derogate from the rights of Deshkan Zibiing, regardless of whether such rights are recognized, established or defined.

7.3. Nothing in this Protocol may be construed to limit any consultation or accommodation obligations owed to Deshkan Zibiing by the Crown or any Proponent.

7.4. Deshkan Zibiing retains the right to challenge through the legal process, any Activity having the potential to impact the citizens or lands of Deshkan Zibiing.

8. Definitions

- a. Activity** means any Crown or Proponent activity.
- b. Crown** means either or both of the governments of Canada and Ontario and its component parts and agents, as well as its designates including municipalities.

c. Crown Activity means:

- New or changes to legislation, regulations, policies, programs and plans that provide authority to or are implemented or to be implemented by the Crown;
- Issuance, variation, approval, suspension or cancellation of permits, licenses, authorizations, renewals or anything similar by the Crown;
- Any unfunded mandate or obligation sought to be imposed by the Crown upon Deshkan Ziiibiing without provision of corresponding adequate resources, financial or otherwise;
- Any failure to act by the Crown where the Crown is obligated to take action to protect or given effect to Deshkan Ziiibiing's Aboriginal or Treaty rights; and
- Any other action which may be authorized or undertaken by the Crown.

d. Proponent means the party (which could include the Crown, a municipality, a Land Use Planning Authority, a corporation, partnership, sole proprietorship, association, organization, person or the like) that proposes to undertake or is undertaking the Proponent Activity but excludes any business in which Deshkan Ziiibiing has a majority interest or financial control.

e. Proponent Activity means any Activity pursuant or incidental to anything authorized or ordered by the Crown or that the Crown is contemplating authorizing or ordering. This includes Planning Authorities who are required to engage and coordinate with Indigenous communities on land use planning matters and consider our interests when identifying, protecting, and managing cultural heritage and archaeological resources. It does not include any Activity of Deshkan Ziiibiing or a member of the Nation or a business in which members of the Nation have majority control or interest which Activity Deshkan Ziiibiing has authorized.

f. Impact means any effect that an Activity may have on the land, economy or environment within or around Deshkan Ziiibiing's Reserve, Additions to Reserve, Traditional or Treaty territory or any adverse effect on the health of any Deshkan Ziiibiing member or on the Aboriginal or Treaty rights of Deshkan Ziiibiing or any of its

citizens. This assessment of impact may relate to the cumulative impacts (long-term, ongoing, intermittent or repetitive) of a Proponent's proposed Activity or it may relate to the cumulative impacts of development generally which, as a whole will have an adverse impact on the right(s) of Deshkan Zibiing.¹

g. **Protocol** means this Wiindmaagewin, the Deshkan Zibiing Consultation Protocol.

9. Objectives and Responsibilities

9.1. Objectives of Consultation

Appropriate consultation is a dialogue between communities, a mutual engagement, rather than a mere notification of an external party's intention. Consultation ensures Deshkan Zibiing is fully informed about Activities that may affect our Nation's rights and interests; it promotes and deepens the path of reconciliation that will ensure a healthier future for both settler and Anishinaabe communities; it encourages the development of projects that are mutually beneficial to all parties; and it ensures that projects have wide legitimacy both within Deshkan Zibiing, and also within the larger network of Anishinaabe nations at home around the Great Lakes.

9.2. Responsibilities of the Parties

All parties engaged in consultation activities have responsibilities in common. Among these are the responsibilities to participate in good faith, and to treat each other with respect, transparency, and honesty. In addition, each party has its own unique responsibilities to ensure that the outcome of consultation is successful and good relations endure.

9.2.1 Crown Responsibilities

Where Deshkan Zibiing asserts rights or interests which may potentially be impacted, the

¹ This is consistent with evolving case law on cumulative impacts: See *Yahey v British Columbia*, 2021 BCSC 1287 (*Yahey*)

Crown must act honourably. This requires that any rights that are protected or potentially protected by s.35 of the Constitution are recognized and respected. In all situations, the honour of the Crown requires reasonable, good faith efforts to engage in meaningful consultation and, where appropriate, accommodation to reconcile the interests at stake. Consultation is an ongoing obligation, and this duty may change during the course of consultation based on changing circumstances and information.

Specific Crown responsibilities include, but are not limited to:

- a) Full and complete collaboration with Deshkan Ziiibiing, taking into account the Community's input and perspective in designing and implementing the consultation and accommodation process, respecting Deshkan Ziiibiing 's laws and Traditional Knowledge, and acting with transparency, honour, and good faith, all in the spirit of reconciliation;
- b) Full and timely disclosure of all relevant information from the earliest stages of any contemplated Activity/project and as it becomes available throughout the consultation process;
- c) Effective oversight and coordination with other Crown agencies, departments, and Proponents as required;
- d) Timely and transparent communications with Deshkan Ziiibiing, including whether and how aspects of consultation are being delegated and the scope of that delegation;
- e) Where delegation occurs, ensuring an appropriate designate is appointed to oversee the effectiveness of the consultation process and ensuring the honour of the Crown is maintained during consultation and accommodation;
- f) Approaching every project/Activity with an open mind and an intention to be flexible and accommodate Deshkan Ziiibiing by substantially addressing legitimate concerns raised by the community including concerns related to

- cumulative impacts or effects;
- g) Incorporating Deshkan Ziiibiing as a partner into the strategic planning and decision-making process related to the project; and
- h) Funding for all reasonable costs associated with Deshkan Ziiibiing's meaningful participation, including costs associated with receiving, reviewing, and processing initial notices of proposed activities in the form of reasonable application or processing fees.

9.2.2 Proponent Responsibilities

Deshkan Ziiibiing acknowledges that Proponents are often delegated certain procedural aspects of the Crown's duty to consult when proposed activities potentially affect our asserted rights and interests.

Specific Proponent Responsibilities include, but are not limited to:

- a) Providing full, accurate, and up-to-date information about their projects on an ongoing basis. Such information should be provided as it becomes available and should not be dependent on explicit requests from Deshkan Ziiibiing staff;
- b) Facilitating Deshkan Ziiibiing's full participation in any necessary consultation activities and collaborating on Activity specific protocols which will detail consultation activities, timelines, and funding, including access to resources and expertise where required;
- c) Building consultation capacity within the Nation;
- d) Considering alternative approaches, including potential changes which may mitigate impacts;
- e) Respecting our role as steward and taking into account our Traditional Knowledge, practices, and perspectives;
- f) Responding to requests for information and adjusting timelines to facilitate the consultation process; and

- g) Exploring opportunities to share meaningfully in the range of benefits that might result from the Activity contemplated.

Should consultation proceed past the initial stage, we expect project Proponents to provide us with the following written acknowledgements, as requested:

- i. a statement fully acknowledging our inherent and Treaty rights, and our responsibilities to our territory, as they relate to the Activity;
- ii. a statement indicating that the Proponent will share this acknowledgement of our rights and responsibilities in all subsequent communication about the project with shareholders, the public, government departments, lenders, and others, and that the Proponent's subcontractors would function within the same framework.

9.2.3. Deshkan Ziibiing Responsibilities:

Our Elders have conveyed from the Creator our obligations to protect the land and waters of our traditional territory. Our responsibilities to our partners in consultation are similar to those we undertook together with our historic partner in Treaty.

Specific Deshkan Ziibiing Responsibilities include, but are not limited to:

- a) Upholding the terms of this protocol, as well as of any subsequent agreements arising in regard to the consultation process;
- b) Reciprocal good faith engagement with the Crown and Proponents;
- c) Providing timely information and responses as our capacity allows;
- d) Engaging leadership and our people in a meaningful way regarding proposed Activities;
- e) Stating our rights clearly and facilitating an understanding of how any potential impacts will adversely affect us; and,
- f) Providing input about how Proponents and governments might resolve our concerns in good faith, including participation in commercial relationships and/or

partnerships where appropriate.

DRAFT

PART III: Consultation Process

10. Triggering the Consultation Process

The duty to consult is triggered when the Crown contemplates or becomes aware of any Activity which has the potential to affect our Aboriginal or Treaty rights. At the earliest possible moment, notice of this Activity shall be submitted to Deshkan Zibiing by the Crown and/or Proponents in accordance with the contact procedures outlined below. If any Activity has begun or is underway before the consultation process is initiated, Deshkan Zibiing expects the Crown or Proponent to suspend such Activity until Deshkan Zibiing has been appropriately notified and engaged.

11. Submitting Notice to Deshkan Zibiing

Deshkan Zibiing uses the “NationsConnect” platform to receive consultation and engagement requests.

All inquiries and initial proposals for activities from the Crown and/or Proponents must be submitted to the NationsConnect portal, at the earliest possible moment in the development of a project idea. Notifications sent through regular mail, email, or fax will not receive a response and will not be considered submitted for consultation.

To submit, first go to <https://nationsconnect.ca/> to register. Click on the Sign Up Now button to get started.

Proponents will be required to submit information about their project. A spatial file in .kml, .kmz, or .zip shapefile formats are also required for submission. Once the project has been submitted, additional files can be attached. Communications can also be kept up to date through the Conversations feature on NationsConnect.

Consultation staff will respond to NationsConnect submissions within 45 days. Proponents are prompted to select a response date in the NationsConnect portal. Staff will attempt to respond

by the date noted, but it may not be possible due to capacity restraints.

If you need to contact Consultation staff and are NOT submitting a new consultation, email consultation@cottfn.com or call the office at 519-289-5555. A staff member will respond to emails within seven business days. If you do not receive a response within that time frame, please resend.

Reasonable processing and/or consultation service fees will be charged in accordance with the fee schedule outlined in the appendix of this Protocol. The updated Protocol can be found on Deshkan Zibiing's Website at: cottfn.com under "Duty to Consult."

No action or inaction on the part of Deshkan Zibiing in regard to a failure to provide proper Notice shall be deemed to be a waiver of Deshkan Zibiing's right to be consulted.

12. Notifications for Archaeology Requests

12.1. Deshkan Zibiing participates in archaeological fieldwork occurring within the Nation's Traditional and Treaty Territory by sending Archaeological Field Liaisons (AFLs) to sites. By participating in archaeological fieldwork, the Nation's AFLs help protect the Nation's rights and interests, material culture, and, where applicable, ancestors' remains and sacred items. Treaties, Lands and Environment is developing further protocols around the care of ancestors' remains and potential repatriation of sacred bundles and Anishinaabe material culture. Protocols will be shared when they are finalized.

12.2. The AFL program is managed by the Consultation Unit. Deshkan Zibiing expects to participate in all archaeological fieldwork from Stage 2 to 4. In order to participate in fieldwork, COTTfN and the Proponent or Consultant must execute an Archaeology Field Liaison Agreement. Proponents or Consultants may obtain a copy of this agreement by contacting consultation@cottfn.com.

12.3. Invitations to participate in archaeological fieldwork must be emailed to consultation@cottfn.com. Due to technical and time constraints, archaeology requests must NOT be submitted to the NationsConnect portal. Proponents may submit a copy of archaeology-related documents to an existing project in the NationsConnect portal for record-keeping, as long as the documents are first submitted via email.

12.4. Given the time required to complete the agreement, archaeology requests should be submitted at least two weeks prior to the proposed commencement of fieldwork. Once an agreement is in place, the Consultation Unit requires fieldwork notification at least 48 hours prior to the scheduled start time. If insufficient time is given, COTTfN expects the Proponent/Consultant to reschedule the fieldwork to allow for COTTfN's participation.

12.5. COTTfN requests the opportunity to review draft Archaeological Assessments prior to final submission to the Ontario government, whether the Nation was able to send AFLs to the site or not. The Consultation Unit typically requires one month to review and respond to Archaeological Assessments.

12.6. Proponents and consultants should refer to the AFL agreement for comprehensive terms.

13. Evaluation of Activity and Scope of Consultation

13.1. Upon receiving the Notice, Deshkan Zibiing will undertake an assessment of the Activity and categorize it as follows:

Minimal impact, (a routine or low risk Activity that is unlikely to substantively impact the Aboriginal or Treaty rights and claims of Deshkan Zibiing, for instance: road repair and resurfacing)

Moderate impact (e.g. aggregate pits)

Extensive impact (e.g. nuclear energy waste storage facilities, alternative energy

developments, oil and gas pipelines or facilities, and landfills)

13.2. Minimal Impact Consultation

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Generally, for minimal impact activities, status reports will be requested from the Proponent.
- f) Processing/Consultation Service fees will apply.

13.3. Moderate Impact Consultation

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Within 60 days, and following an internal review of the Activity, the Consultation Department will communicate the results of its assessment of the Activity and its requirements for next steps based on its assessment.
- f) The party may be invited to meet with the Lands & Environment department and may be asked to provide additional information to determine the extent of concern.
- g) Where appropriate, a consultation plan will be developed.
- h) Processing/Consultation Service fees will apply.

13.4. Extensive Impact Consultation

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Processing/Consultation Service fees will apply.
- f) Within 60 days, and following an internal review of the Activity, the Consultation Coordinator will communicate the results of its assessment of the Activity and its requirements for next steps based on its assessment.
- g) For all Extensive Impact Activities, the Proponent will be required to engage in developing a consultation framework together with Deshkan Zibiing.
- h) In this event, Deshkan Zibiing expects that within 30 days following the notice that a consultation framework is required, a meeting will occur between the Crown, Deshkan Zibiing, and the Proponent to discuss:
 - i. the Activity and the sufficiency of the information provided;
 - ii. Deshkan Zibiing's history, rights, claim, and interests that may be impacted by the Activity;
 - iii. Traditional knowledge, laws, values, and stewardship obligations and how these will be considered and respected as part of the Activity design conditions or approvals;
 - iv. Identification of any gaps in information and a process to address those gaps including by considering whether additional studies, environmental assessment monitoring or other studies or reports are required;
 - v. The timeline for the Activity and approvals; and
 - vi. The development of a workplan, schedules and associated budgets in

collaboration with the relevant Crown agency/ department and the project Proponent.

14. Workplan

14.1 The Workplan should include, but not be limited to the following:

- a) Identification of significant milestones and timelines associated with achieving those milestones;
- b) Funding throughout the phases of the proposed Activity to ensure and support effective, meaningful participation of Deshkan Ziiibiing in the consultation process. Deshkan Ziiibiing expects that reasonable costs associated with travel, hosting community engagement sessions, distributing information and providing Elder honoraria would be provided;
- c) Further information required from each party and a process identified to ensure timely information exchange throughout;
- d) Identification of studies, assessments, technical reviews or reports that may be required to collect additional information about potential impacts;
- e) Archaeological monitoring by Deshkan Ziiibiing including through the participation of the Archaeological Field Liaisons;
- f) Identification of community engagement processes;
- g) Mechanisms to incorporate Traditional Knowledge and ensuring same is obtained in accordance with Deshkan Ziiibiing's internal protocols;
- h) Identifying schedule for future meetings and objectives including work plan monitoring; and
- i) Mechanisms for joint and /or independent monitoring of the Activity and its impacts.

14.2. Work plans may need to be revised as consultation proceeds and should be done collaboratively. Should Parties not be able to reach agreement following good faith discussions, the assistance of a mediator may be sought.

15. Nation to Nation Engagement.

15.1. Deshkan Ziiibiing expects the Crown to respect the Nation to Nation relationship. For any Activity that has been identified as “Extensive Impact”, Deshkan Ziiibiing expects the Crown will participate in consultation processes, even where consultation or engagement is being undertaken primarily by a Proponent. While administrative staff will be involved, negotiations involving rights will be with the rights-holders.

16. Traditional Knowledge and Confidentiality

16.1. Deshkan Ziiibiing will advise how Traditional Knowledge informs our assessment of an Activity. Deshkan Ziiibiing will engage citizens, including Elders and Knowledge Keepers as appropriate in the assessment of the project. We expect the Crown and Proponents to fully respect the internal protocols we have developed regarding the gathering of information from our community members.

16.2. Traditional Knowledge and data collected through the consultation process in relation to the Activity will remain the sole property of Deshkan Ziiibiing. To the extent that confidential information is shared, parties shall be required to enter into a confidentiality agreement prior to gaining access to this information.

16.3 Where Deshkan Ziiibiing determines that the knowledge is of such a nature that it should not be in the public realm, the parties shall meet to discuss the concerns regarding this information and the mechanisms to protect same and thereafter, only Deshkan Ziiibiing shall determine whether any part of it shall be shared.

17. Internal Community Engagement

17.1. Deshkan Ziiibiing’s practice of governance reflects a long history of community-based decision making. Depending upon the matter for consultation, government departments and project Proponents will need to embrace our approach to internal

community engagement and be willing to work with the processes necessary for Deshkan Ziibiing edbendaagzijig to determine their level of trust and support for the project.

18. Conditions for Providing Consent

18.1. Decisions regarding a project may be achieved in two ways. Those projects having little impact on Deshkan Ziibiing lands, air, waters, health, and wellbeing may be evaluated completely through the efforts of administrative staff, select committees of Council, and/or Chief and Council.

18.2. Those projects with significant potential to impact Deshkan Ziibiing lands, air, waters, health, and wellbeing, will require the scrutiny of the community as whole. Our traditions of governance charge our leaders with gathering and articulating the voices of the community as a whole. Thus, projects raising significant concerns for Deshkan Ziibiing edbendaagzijig will need to be accepted by the community in order for Chief and Council to speak in favour of them.

19. Ongoing Consultation

19.1. In certain cases, consultation may be required past the life of a particular Activity. Where, for instance, decommissioning or cumulative effects raise continuing or additional concerns regarding our rights and interests, we expect consultation to continue.

20. Capacity Requirements:

20.1 Deshkan Ziibiing receives many notifications regarding proposed activities daily. As the duty to consult is reciprocal, Deshkan Ziibiing is required to respond. In an effort to meet the increasing demands, Deshkan Ziibiing has acquired data management systems and employed staff in an effort to respond and handle information flow more efficiently. In order to offset the infrastructure and labour costs associated with the consultation process, Deshkan Ziibiing is required to charge processing and/or consultation service fees in accordance with the services provided.

A complete breakdown of consultation service fees for the varying levels of project impact is attached as Appendix C.

21. Deshkan Zibiing Initiated Research

21.1 In addition to the Crown or Proponent studies, it may be necessary for Deshkan Zibiing to supplement our understanding of the impacts. For instance, we may require additional research on the cumulative effects of an Activity or further assessments of the impacts on biodiversity, endangered species, or water quality. This may be the case where either the existing reports or assessments are deemed deficient or not objective, or where a project is especially contentious. We expect that the costs to engage in such research will be reimbursed by the Crown and Proponents.

22. Crown Delegation

22.2. Although the Crown may delegate aspects of Consultation and Accommodation to a Proponent, the Crown cannot delegate its duty to act honourably or its responsibility to ensure that consultation has been adequately and effectively carried out. In cases where a Proponent has been delegated aspects of the duty to consult, the Crown shall maintain oversight over this process and shall ensure that all Parties involved have received Notice of the Crown's intention to delegate, the scope of the delegation and the name of the designate who shall remain charged with oversight over the Crown's duty to consult.

23. Mitigation Measures and Accommodation

23.1. The protection of our inherent and Treaty rights, and the respect for our obligations to preserve the lands and waters of Deshkan Zibiing, are matters to resolve prior to any discussion of potential benefits that might result from an Activity. Where our lands, waters, health, and wellbeing may be adversely impacted, the Activity cannot proceed without our determining in advance the nature and scope of impacts, how adverse effects will be mitigated, and how our concerns will be accommodated.

23.2. If, through consultation, it is agreed the Activity may proceed, the following represent a non-exhaustive list of measures through which Deshkan Ziibiing edbendaagzijig may embrace the legitimacy of the Activity:

- a) Environmental and protection/monitoring agreements
- b) Stewardship agreements
- c) Co-Management or Recognition agreements respecting resources/jurisdiction
- d) Impact benefits/revenue sharing/ agreements
- e) Compensation
- f) Equity and Partnership agreements
- g) Protection of Intellectual Property and Confidentiality agreements
- h) Lease/royalty/licensing agreements
- i) Training/employment/education and scholarship opportunities

Deshkan Ziibiing expects the Crown to act honourably and provide assistance as requested in the consultation process including in the negotiation of accommodation measures which must be agreed to before the Activity begins.

24. Dispute Resolution Mechanisms

24.1. In the event that Parties have disagreements throughout the consultation process, Deshkan Ziibiing's expects:

- a) Good faith discussions would take place between senior decision makers in an attempt to resolve the dispute.
- b) In the event those efforts fail, the parties may resort to mediation where a mediator is agreed to by all Parties.

- c) Where mediation fails to resolve the disagreement within 60 days, parties may resort to the appropriate court for adjudication of the issue.
- d) The Crown and/or Proponent shall bear all costs of dispute resolution.

Deshkan Ziibiing expects a hold will be placed on the Activity, pending resolution of the issue in dispute.

25. APPENDICES

- A. COTTFN Consultation Map
- B. Consultation Flow Chart
- C. Consultation Service Fees

This protocol is subject to revision and further development as determined by Chief and Council reflecting the consent of Deshkan Ziibiing edbendaagzijig.

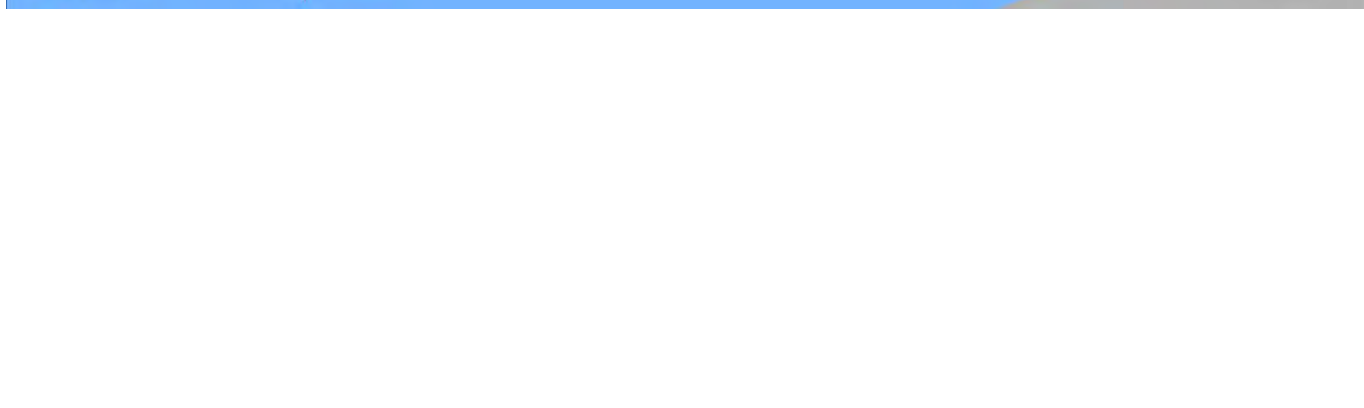
For use with permission of Deshkan Ziibiing/Chippewas of the Thames.

APPENDIX “A”

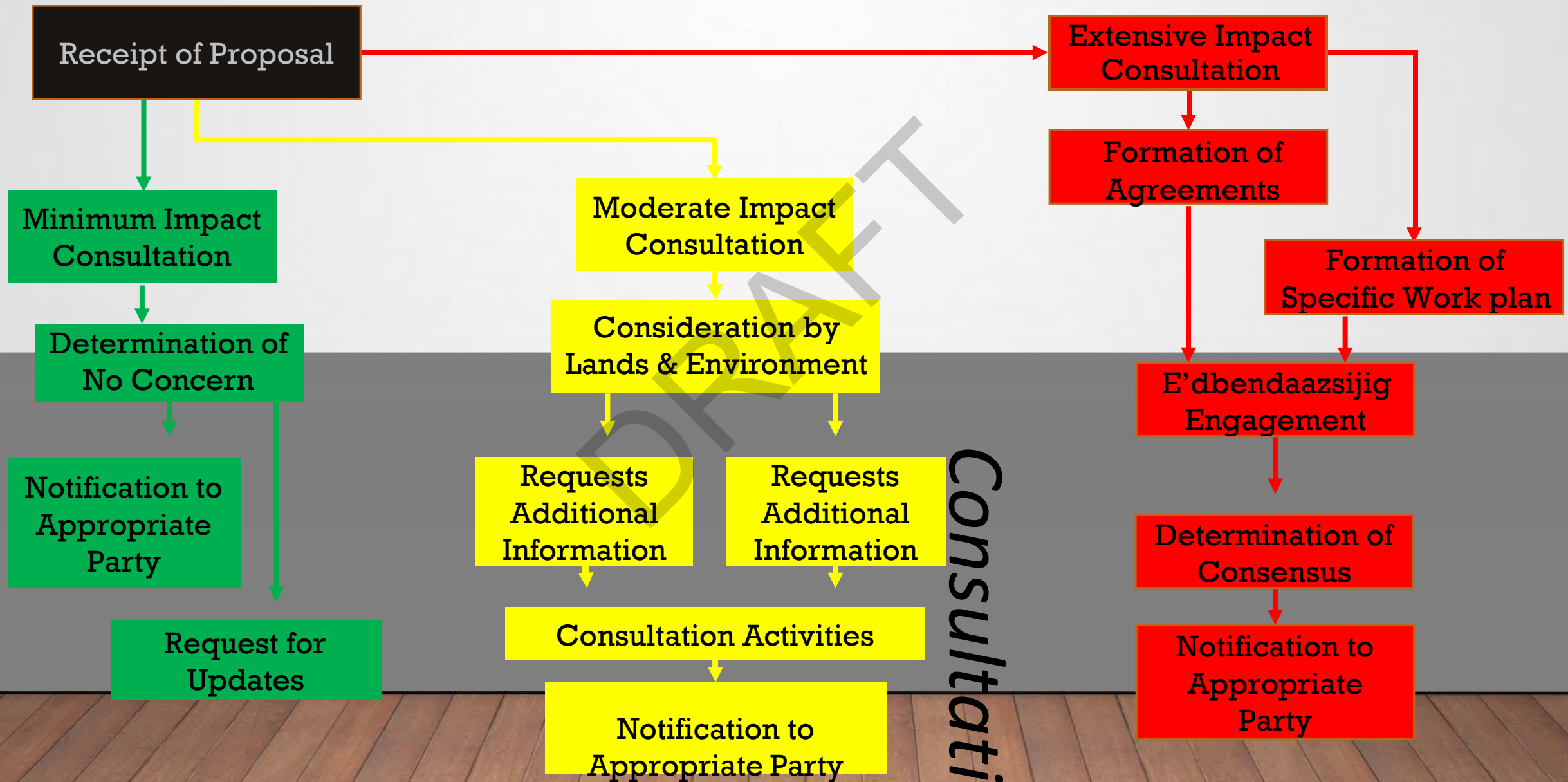
COTTFN Consultation Map

As recognized in these treaties, the ancestral lands of Deshkan Zibiing includes all the lands and waters between Lake Huron to the north and Lake Erie to the south and stretching eastward from the eastern banks of the St. Clair and Detroit rivers to the Mississaugas of New Credit 1792 treaty lands (see Appendix A for Consultation map). In addition, Deshkan Zibiing’s territory extends into what are now the American states of Michigan and Ohio. Historically, Deshkan Zibiing managed portions of our territory in common with other Anishinaabe nations, and at times in partnership with the Haudenosaunee. However, the lands bordering the northern bank of the Thames River have been solely in the stewardship and possession of Deshkan Zibiing since before the treaty era.

NOTE – COTTFN engages in consultation in the area within the dotted black line (see map on next page). The boundary line for Big Bear Creek Land Selection Area is an approximation, not the exact outline. The Consultation Map is not a comprehensive or definitive outline of the Nation’s Traditional Territory. It is used for consultation purposes.



Deshkan Ziibiing Consultation Flow Chart



Appendix C – Consultation Service Fees

As a department within COTTFN’s Administration, Treaties, Lands & Environment is tasked with carrying out the administrative aspects of Consultation for the Nation. The Nation responds to requests for engagement under the Duty to Consult to protect its rights and interests. The Consultation Unit receives minimal government funding that has not kept pace with the scale of activities occurring within the Nation’s Treaty and Traditional Territory. First Nations should not bear the financial burden of consultation, as affirmed in case law.² For this reason, the Consultation Unit operates on the principle of cost recovery, whereby proponents are invoiced for the time and effort involved in engaging on the project. The payment of fees does not fulfill the Duty to Consult.

COTTFN has developed three levels of response based on the impacts of the project, which are in turn based on several factors that the First Nation has developed to ensure appropriate risk identification and response required on behalf of the Nation.

By identifying various response levels to project proponents, the First Nation is better able to plan for the resourcing that each project requires and to communicate to project proponents the supports or resourcing that may be required for more complex, high impact projects.

The rates listed below are subject to change.

Colour Coded Ranking of Projects

Definition	Colour
Level 1: Minimal Impact	Costs Associated-Standard
Level 2: Moderate Impact	Costs Associated-Standard
Level 3: Extensive Impact	Costs Associated-Standard

² For example, Saugeen First Nation v. Ontario (MNR), 2017 ONSC 3456
Revision: 5 Revision Date: June 12, 2023

LIST OF STANDARD RATES

ITEM	DESCRIPTION OF ACTIVITY	RATE
Filing fee	Fee charged to accept a project for processing and filing retention. Multiple sites for the same project may be submitted as one project with one filing.	\$500 per project
COTTEN staff time (excluding members of COTTEN Senior Management)	Hourly rate for technical services, including assessing project risks, issuing correspondence, meeting with proponents, preparing briefings for Chief and Council, etc.	\$200/hour
TLE Director or another member of COTTEN Senior Management (excluding Executive Administrator)	Hourly rate for project review or meeting attendance.	\$250/hour
Executive Administrator	Hourly rate for project review or meeting attendance.	\$300/hour
Introductory meeting	Flat rate for an introductory meeting for a new project, up to 2 hours in length. The standard staff time rate applies for subsequent meetings and correspondence.	\$500 per meeting
Treaties, Lands and Environment Committee	Reviews projects that have been submitted by the Treaties, Lands and Environment Department and approves recommendations by staff and/or provides further direction on the project.	\$500 per meeting
COTTEN Council meeting	Reviews projects, deliberates, and provides overall direction to Department.	\$1000 per meeting
Councillor	Attendance by a member of Council on a project-related committee	\$250 per meeting (subject to change without notice per Council's honorarium policy)
Travel	For proponent meetings, open houses, site visits.	0.58 per km (subject to change without notice based on CRA quarterly rates)
Community engagement costs	Venue rental, catering costs, Elder honoraria, door prizes, etc.	Varies by item At cost
Administration Charge	Charge that contributes to central mail, phone and internet service, as well as financial services (e.g. payroll, accounts payable and receivable).	15% applied to sub-total

LEVEL 1-ENGAGEMENT EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 1					
Project Notice					
Minimal Impact					
Task/Persons Involved	Activity	Daily	Hourly	Units Estimated	
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory Meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects. Development of Recommendations and support to the COTTFN Environment Committee.		\$ 200.00	2	\$ 400.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.		\$ 200.00	4	\$ 800.00
				SUB-TOTAL	\$ 2200.00
ADMINISTRATION CHARGE 15%	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			15%	\$ 330.00
				TOTAL:	\$ 2530.00

**These prices are effective June 12, 2023.

LEVEL 2-CONSULTATION EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 2					
Project Notice					
Moderate Impact					
	Activity	Daily	Hourly	Units Estimated	Projected Cost
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Director	Review, attending meetings and providing high level direction to staff on the First Nation's response.		\$ 250.00	1	\$ 250.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects.		\$ 200.00	4	\$ 800.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.		\$ 200.00	5	\$ 1000.00
Events Coordinator	Development of internal community consultation communication website and social media update, and event planning		\$ 200.00	5	\$ 1000.00
Treaty Research	Identification of project in relation to traditional territory, Treaty areas, unceded areas, historical occupation.		\$ 200.00	1	\$ 200.00
COTTFN Environmental Committee	Reviews projects that have been submitted by the Treaty, Lands and Environment Department and approves recommendations by staff; and/or provides further direction on the project.	\$ 500.00		1	\$ 500.00
COTTFN Band Council	Reviews projects, deliberates, and provides overall direction to Treaty, Lands & Environment	\$ 1000.00		1	\$ 1000.00
SUB-TOTAL					\$ 5750.00
ADMINISTRATION CHARGE 15%	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			15%	\$ 862.50
TRAVEL	For proponent meetings, workshops, open houses, public meetings.			0.58 / km	TBD
				GRAND TOTAL:	\$ 6612.50

***These prices are effective June 12, 2023.*
**This does not include all engagement costs, such as venue rentals or Elder honoraria.*
**These prices do not include any archaeological monitoring costs.*

LEVEL 3- HIGH IMPACT EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 3					
Negotiations and/or Hearings					
Extensive Impact					
Tasks/Persons Involved	Activity	Daily	Hourly	Units Estimated	Projected Cost
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Director	Reviewing, attending meetings, and providing high level direction to staff on the First Nation's response.		\$ 250.00	2	\$ 500.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects. Development of Recommendations and support to the COTTFN Environment Committee.		\$ 200.00	6	\$ 1200.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.*		\$ 200.00	10	\$ 2000.00
Events Coordinator	Development of internal community consultation communication website and social media update, and event planning		\$ 200.00	5	\$ 1000.00
Treaty Research	Identification of project in relation to traditional territory, Treaty areas, unceded areas, historical occupation		\$ 200.00	1	\$ 200.00
COTTFN Environmental Committee	Reviews projects that have been submitted by the Treaty, Lands and Environment Department and approves recommendations by staff; and/or provides further direction on the project.	\$ 500.00		2	\$ 1000.00
COTTFN Band Council	Reviews projects, deliberates, and provides overall direction to Treaty, Lands & Environment	\$ 1000.00		2	\$ 2000.00
Executive Administrator	Reviewing, attending meetings, and providing high level direction to staff on the First Nation's response.		\$ 300.00	3	\$ 900.00
				SUB-TOTAL	\$ 9800.00
ADMINISTRATION CHARGE	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			15%	\$ 1470.00
TRAVEL	For proponents meetings, workshops, open houses, public meetings.			0.58 / km	TBD
				GRAND TOTAL:	\$ 11270.00

**These prices are effective June 12, 2023.
*This does not include all engagement costs, such as venue rentals or Elder honoraria.
*These prices do not include any archaeological monitoring costs.

Fee Schedule Revision History

Revision Number	Date	Description of Changes	Requested By
N/A	3-Dec-13	Design of form	M. Alikakos
1	13-Jan-14	Edition of linked worksheets and COTTFN Band Council rates	M. Alikakos
2	02-Apr-16	Formatted, changed processing fee dates	M. Alikakos
3	14-Jul-16	Name change, removal of flow chart, removal of levels of concern.	F. Burch
4	29-Nov-18	Added filing fee and increased staff fees	F. Burch
5	12-June-23	Increased fees, unified staff hourly rate	F. Burch

Donna Elliott

From: Mike Barnier
Sent: Thursday, May 4, 2023 9:39 AM
To: 'Consultation@kettlepoint.org'
Cc: Donna Elliott
Subject: RE: Official Plan 5-Year Review Notice - Kettle & Stony Point

Rob,

The Township would like to advise that we are early in the Official Plan Review process, and the Notice of Public Meeting for the Official Plan Review was more a “kick-off” to the process. When draft Official Plan/Documents are available, we will submit through the Nations Connect platform for your review. Thank you for the follow-up. If you have any further questions, you can contact me directly.



Michael Barnier

Clerk & Manager of Legislative Services
Adelaide Metcalfe | mbarnier@adelaidemetcalfecanada.on.ca
2340 Egremont Drive RR#5 | Strathroy, Ontario, N7G 3H6
Tel: 519.247.3687 Ext. 8203 | Fax: 519.247.3411



Please consider your environmental responsibility before printing this e-mail.

From: Donna Elliott <delliott@adelaidemetcalfecanada.on.ca>
Sent: Wednesday, May 3, 2023 2:00 PM
To: ahedde@middlesex.ca
Cc: Erin Besch <ebesch@middlesex.ca>; Morgan Calvert <mcalvert@adelaidemetcalfecanada.on.ca>; Mike Barnier <mbarnier@adelaidemetcalfecanada.on.ca>
Subject: FW: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hi Abby, I just received this reminder email asking for the Official Plan 5-Year Review Notice for Kettle & Stony Point.

Have a great day,
Donna

From: Consultation <Consultation@kettlepoint.org>
Sent: Wednesday, May 3, 2023 1:36 PM
To: Donna Elliott <delliott@adelaidemetcalfecanada.on.ca>
Subject: Re: Official Plan 5-Year Review Notice - Kettle & Stony Point

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good afternoon Donna,

I am following up on your March 17 correspondence. Unfortunately, CKSPFN has not received a notification from the appropriate department at the Township of Adelaide Metcalfe to begin reviewing the Township's Official Plan. Can you please instruct the department to notify CKSPFN? Further, can the department attach relevant reviewing materials, as CKSPFN would like to develop a workplan and budget?

Miigwetch,

Rob Lukacs
CKSPFN Consultation

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Date: Friday, March 17, 2023 at 11:45 AM
To: Consultation <Consultation@kettlepoint.org>
Subject: RE: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hello Rob:

Thank you for your response. I have passed your email onto the appropriate department.

Have a great day,
Donna

From: Consultation <Consultation@kettlepoint.org>
Sent: Friday, March 17, 2023 11:32 AM
To: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Cc: Verna George <Verna.George@kettlepoint.org>
Subject: Re: Official Plan 5-Year Review Notice - Kettle & Stony Point

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Aaniin Boozhoo Donna,

I trust this e-mail finds you well on this good day.

Please send all consultation-related materials to consultation@kettlepoint.org. Further, for your reference, please see attached CKSPFN's Capacity Funding Rates to participate in Crown/proponent-led discussions/projects.

I hope the above is useful to you. Please let me know if you have any questions.

Miigwetch,

Rob Lukacs
CKSPFN Consultation

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Date: Monday, February 27, 2023 at 2:02 PM
To: Toni George <KPAssistant@kettlepoint.org>, Front Desk <FDesk@kettlepoint.org>,

valerie.george@kettlepoint.org <valerie.george@kettlepoint.org>, Consultation
<Consultation@kettlepoint.org>, emily@ibabraiding.com <emily@ibabraiding.com>, don@ibabraiding.com
<don@ibabraiding.com>

Subject: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hello:

Please find attached Notice of Official Plan 5-Year Review.

Regards,

Donna Elliott

Administrative Assistant

Township of Adelaide Metcalfe

T: 519-247-3687 Ext. 8201

E-Mail: delliott@adelaidemetcalfe.on.ca

Web: www.adelaidemetcalfe.on.ca

DRAFT

From: [Consultation](#)
To: [Mike Barnier](#)
Cc: [Donna Elliott](#)
Subject: Re: Official Plan 5-Year Review Notice - Kettle & Stony Point
Date: May 9, 2023 11:21:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Mino giizhigad (Good day) Mike,

Thank you for the follow-up. Please note that CKSPFN does not have the Nations Connect platform. Therefore, we ask that you submit the draft Official Plan as well as other relevant documents to consultation@kettlepoint.org.

Miigwetch,

Rob Lukacs
CKSPFN Consultation

From: Mike Barnier <mbarnier@adelaidemetcalfe.on.ca>
Date: Thursday, May 4, 2023 at 9:38 AM
To: Consultation <Consultation@kettlepoint.org>
Cc: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Subject: RE: Official Plan 5-Year Review Notice - Kettle & Stony Point

Rob,

The Township would like to advise that we are early in the Official Plan Review process, and the Notice of Public Meeting for the Official Plan Review was more a “kick-off” to the process. When draft Official Plan/Documents are available, we will submit through the Nations Connect platform for your review. Thank you for the follow-up. If you have any further questions, you can contact me directly.



Michael Barnier

Clerk & Manager of Legislative Services
[Adelaide Metcalfe | mbarnier@adelaidemetcalfe.on.ca](mailto:mbarnier@adelaidemetcalfe.on.ca)
2340 Egremont Drive RR#5 | Strathroy, Ontario, N7G 3H6
Tel: 519.247.3687 Ext. 8203 | Fax: 519.247.3411



Please consider your environmental responsibility before printing this e-mail.

From: Donna Elliott <delliott@adelaidemetcalf.e.on.ca>

Sent: Wednesday, May 3, 2023 2:00 PM

To: aheddle@middlesex.ca

Cc: Erin Besch <ebesch@middlesex.ca>; Morgan Calvert <mcalvert@adelaidemetcalf.e.on.ca>; Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>

Subject: FW: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hi Abby, I just received this reminder email asking for the Official Plan 5-Year Review Notice for Kettle & Stony Point.

Have a great day,

Donna

From: Consultation <Consultation@kettlepoint.org>

Sent: Wednesday, May 3, 2023 1:36 PM

To: Donna Elliott <delliott@adelaidemetcalf.e.on.ca>

Subject: Re: Official Plan 5-Year Review Notice - Kettle & Stony Point

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good afternoon Donna,

I am following up on your March 17 correspondence. Unfortunately, CKSPFN has not received a notification from the appropriate department at the Township of Adelaide Metcalfe to begin reviewing the Township's Official Plan. Can you please instruct the department to notify CKSPFN? Further, can the department attach relevant reviewing materials, as CKSPFN would like to develop a workplan and budget?

Miigwetch,

Rob Lukacs

CKSPFN Consultation

From: Donna Elliott <delliott@adelaidemetcalf.e.on.ca>

Date: Friday, March 17, 2023 at 11:45 AM

To: Consultation <Consultation@kettlepoint.org>

Subject: RE: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hello Rob:

Thank you for your response. I have passed your email onto the appropriate department.

Have a great day,
Donna

From: Consultation <Consultation@kettlepoint.org>
Sent: Friday, March 17, 2023 11:32 AM
To: Donna Elliott <delliott@adelaidemetcalfes.on.ca>
Cc: Verna George <Verna.George@kettlepoint.org>
Subject: Re: Official Plan 5-Year Review Notice - Kettle & Stony Point

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Aaniin Boozhoo Donna,

I trust this e-mail finds you well on this good day.

Please send all consultation-related materials to consultation@kettlepoint.org. Further, for your reference, please see attached CKSPFN's Capacity Funding Rates to participate in Crown/proponent-led discussions/projects.

I hope the above is useful to you. Please let me know if you have any questions.

Miigwetch,

Rob Lukacs
CKSPFN Consultation

From: Donna Elliott <delliott@adelaidemetcalfes.on.ca>
Date: Monday, February 27, 2023 at 2:02 PM
To: Toni George <KPAssistant@kettlepoint.org>, Front Desk <FDesk@kettlepoint.org>, valerie.george@kettlepoint.org <valerie.george@kettlepoint.org>, Consultation <Consultation@kettlepoint.org>, emily@ibabraising.com <emily@ibabraising.com>, don@ibabraising.com <don@ibabraising.com>
Subject: Official Plan 5-Year Review Notice - Kettle & Stony Point

Hello:

Please find attached Notice of Official Plan 5-Year Review.

Regards,

Donna Elliott

Administrative Assistant
Township of Adelaide Metcalfe
T: 519-247-3687 Ext. 8201
E-Mail: delliott@adelaidemetcalfes.on.ca
Web: www.adelaidemetcalfes.on.ca

DRAFT



2023/03/09

The Township of Adelaide Metcalfe Municipal Office
Lower Level
2340 Egremont Drive,
Strathroy, ON

Via email: delliott@adelaidemetcalfe.on.ca

Re: Township of Adelaide Metcalfe Official Plan

To Whom It May Concern,

WSP has been retained and is acting on behalf of Canadian National Railway Company (CN). We are pleased to have this opportunity to provide comments on the Township of Adelaide Metcalfe Official Plan. Our comments focus on policies and/or infrastructure initiatives, as they are related to existing and/or future CN facilities, operations and infrastructure.

It is our opinion, supported by the Provincial Policy Statement, 2020 (PPS) and the Ministry of Environment, Conservation and Parks' (MECP) D-6 Compatibility between Industrial Facilities Guidelines (D-6 Guidelines), that planning for land uses in the vicinity of *rail facilities* be undertaken in such a way that the economic function and long-term operation of rail systems is protected. Provincial policy sets out that sensitive land uses be appropriately designed, buffered and/or separated from rail facilities, and avoid, mitigate or minimize negative impacts on and from railway corridors.

It is our position that the Township of Adelaide Metcalfe should incorporate policies that reflect the provincial policies and guidelines related to rail facilities. It is our position that the Township of Adelaide Metcalfe should provide direction within policy documents to ensure a consistent approach to their implementation across municipalities.

About CN, Railway Noise and other Adverse Effects

CN is a federally regulated railway company, and is governed by various federal legislation, including the *Canada Transportation Act* (CTA) and the *Railway Safety Act* (RSA), among others. The CTA requires federally regulated railway companies to only make such noise and vibration as is reasonable. The test of reasonableness under the CTA takes into consideration the railway company's operational requirements and its level of service obligations under the Act, as well as the area where the construction or operation takes place. The Canadian

Transportation Agency (Agency) is the federal body that assesses the reasonableness of noise associated with the construction or operation of a federal railway company. In its decisions, the Agency has concluded that municipalities have a responsibility to assess compatibility issues before approving housing developments in proximity to railway rights-of-way. The CTA also commented that where a municipality approves the development, it has a responsibility to ensure that the necessary mitigation measures are implemented. One example of such a decision is Decision No. 69-R-2014, dated February 27, 2014.

It is important to understand that there is no specific decibel limit contained in federal guidelines related to the construction or operation of rail facilities. Those federal guidelines clearly state that, while the Agency may take provincial and municipal noise and vibration guidelines into account in its deliberations, the Agency is not bound by those guidelines.

Rail Proximity Guidelines are available at the following: <https://www.proximityissues.ca/>

Guidelines for the Resolution of Complaints Over Railway Noise are available at the following: <https://otc-cta.gc.ca/eng/publication/guidelines-resolution-complaints-over-railway-noise-and-vibration/>

Preliminary Comments and Concerns

CN requests that the following policies be included in the municipal land use planning policy documents:

1. General Acknowledgement

The Region/City/County/Town and Council acknowledge the importance of rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people.

Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines).

2. Include a definition for Major Facilities, Major Goods Movement Facilities and Corridors, Rail Facilities and Sensitive Land Uses.

We request that the following definitions found in the PPS be included in the policy document:

Major Facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major Goods Movement Facilities and Corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Rail Facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Sensitive Land Uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

3. Identify Rail Facilities and Influence Areas

We recommend identifying rail facilities and the areas of influence for sensitive land uses (300 metres for a rail line, 1 km for a rail yard) in a schedule to each policy document.

4. Provincial Policy Statement Requirements

The policies proposed below are recommended to be included in policy documents to address requirements for developments in proximity to rail facilities:

- a) Sensitive land uses shall not be encouraged adjacent to, or in proximity to rail facilities;
- b) All developments in proximity to rail facilities shall be developed in accordance with the FCM/RAC Guidelines;
- c) All proposed residential developments or other sensitive uses located within 300 metres of a railway right-of-way be required to undertake noise studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from noise that were identified in the report and as may be required by CN;
- d) All proposed residential developments or other sensitive uses located within 75 metres of a railway right-of-way be required to undertake vibration studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from vibration that were identified in the report, and as may be required by CN;

- e) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;
- f) All proposed residential developments or other sensitive uses located adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers and security fencing, in accordance with the FCM/RAC Guidelines;
- g) All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;
- h) All proposed residential developments or other sensitive uses located adjacent to railways shall implement, secure and maintain any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway operator; and,
- i) All proposed residential developments or other sensitive uses located in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator;

Conclusion

We would like to thank you for the opportunity to participate in the Township of Adelaide Metcalfe Official Plan. We look forward to continuing to work with the Township of Adelaide Metcalfe throughout this process.

Please forward all future communications, land development applications and documents to proximity@cn.ca

Yours very truly,



Saadia Jamil
Senior Planner (CN Proximity)

Copy: proximity@cn.ca

Donna Elliott

From: Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>
Sent: Friday, March 10, 2023 2:41 PM
To: ahedde@middlesex.ca; Donna Elliott
Cc: Lucente, Jodie (MTO)
Subject: RE: Notice of Public Meeting - Official Plan 5-Year Review
Attachments: Official Plan Review Public Notice.pdf

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hello Donna and Abby,

Thank you for the notifying MTO of the Township of Adelaide Metcalfe's Official Plan 5-Year Review public meeting to be held Monday, March 20, 2023.

In addition to all applicable municipal requirements, development adjacent to or in proximity with a Provincial Highway may be subject to Ministry of Transportation permits and permit requirements pursuant to the Public Transportation and Highway Improvement Act. MTO permit requirements include, but are not limited to access management, traffic impact studies, storm water management reports, site/servicing plans and any other technical studies the Ministry of Transportation may require.

Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial requirements and long term transportation planning. Any new area within the Township of Adelaide Metcalfe identified for future development that is located adjacent to or in the vicinity of a provincial highway or interchange / intersection within MTO's permit control area will be subject to MTO's policies , standards, and requirements.

The above statement (or similar) should be addressed in the Official Plan to ensure proponents/developers are aware of the MTO permit control area, requirements and potential timelines.

Please find below links to guidelines regarding Official Plan review and access management.

[Ontario Ministry of Transportation Guidelines for Municipal Official Plan Preparation and Review](#)

[MTO Highway Corridor Management Manual](#) (please review the access management section)

MTO expects to be circulated with any proposed changes to the Official Plan. MTO will be available to provide additional comments as the review progresses.

Please feel free to contact me with any questions/concerns you may have.

Thank you,

Jeremiah Johnston Corridor Management Planner

Corridor Management Section
Ministry of Transportation Operations Branch West
659 Exeter Road, London, ON N6E 1L3
M: (226)-980-6407

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>

Sent: February 22, 2023 2:42 PM

To: Andrew Neely <aneely@adelaidemetcalfe.on.ca>; Arend Noordhof <anoordhof@adelaidemetcalfe.on.ca>; Arnie Marsman <marsmana@middlesexcentre.on.ca>; Carolyn Bastien <bastcaro@cscprovidence.ca>; Bell Canada - ZBA <circulations@wsp.com>; Betty Ann MacKinnon <BMackKinnon@adelaidemetcalfe.on.ca>; CN Rail <proximity@cn.ca>; Coulter Cahill <ccahill@adelaidemetcalfe.on.ca>; Councillor Mike Brodie <mbrodie@adelaidemetcalfe.on.ca>; CPR Rail <real.estatecanada@cpr.ca>; CPR Rail (Josie) ([Josie Tomei@cpr.ca](mailto:Josie_Tomei@cpr.ca)) <[Josie Tomei@cpr.ca](mailto:Josie_Tomei@cpr.ca)>; Dan Parker <dparker@adelaidemetcalfe.on.ca>; Enbridge <notifications@enbridge.com>; Enbridge (Union Gas) <ONTLands@enbridge.com>; Erin Besch <ebesch@middlesex.ca>; French Public School Board <planification@csvgamonde.ca>; Garrett Kingma <gkingma@adelaidemetcalfe.on.ca>; Hydro One <landuseplanning@hydroone.com>; Hydro One (Subdivision) <subdivision@HydroOne.com>; Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; London Catholic School Board <planning@ldcsb.ca>; Mayor Sue Clarke <sc Clarke@adelaidemetcalfe.on.ca>; Mike Barnier <mbarnier@adelaidemetcalfe.on.ca>; MMAH <Kay.Grant@ontario.ca>; OPG <Executivevp.lawanddevelopment@opg.com>; Rogers Canada <newdevelopment@rci.rogers.com>; Sun Canadian Pipelines <info@sun-canadian.com>; Thames Valley District School Board <planning@tvdsb.ca>; planning@scrca.on.ca; Meghan Tydd-Hrynyk <mtydd-hrynyk@abca.ca>; Mentley, Ryan (MTO) <Ryan.Mentley@ontario.ca>; Bell Canada - ZBA <circulations@wsp.com>; clerk@northmiddlesex.on.ca; clerk@middlesexcentre.ca; ftranquilli@strathroy-caradoc.ca; kkettler@southwestmiddlesex.ca; jdenkers@brookealvinston.com; info@warwicktowship.ca; administration@lambtonshores.ca; administration@county-lambton.on.ca; mivanic@middlesex.ca

Subject: Notice of Public Meeting - Official Plan 5-Year Review

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Please find attached Notice of Public Meeting for Official Plan 5-Year Review.

Regards,

Donna Elliott

Administrative Assistant
Township of Adelaide Metcalfe
T: 519-247-3687 Ext. 8201

E-Mail: delliott@adelaidemetcalfe.on.ca

Web: www.adelaidemetcalfe.on.ca

From: Donna Elliott
To: Mike Barnier; aheddle@middlesex.ca
Subject: FW: Official Plan Review - Statutory Open House Notice
Date: April 9, 2024 2:03:20 PM
Importance: Low

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Tuesday, April 9, 2024 1:00 PM
To: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Subject: RE: Official Plan Review - Statutory Open House Notice
Importance: Low

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Your E-mail was Received on: Tuesday, April 9, 2024

Thank you for your email on: Official Plan Review - Statutory Open House Notice

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>

Sent: Tuesday, April 9, 2024 4:55:20 PM

To: planning@scrca.on.ca <planning@scrca.on.ca>; Meghan Tydd-Hrynyk <mtydd-hrynyk@abca.ca>; ryan.mentley@ontario.ca <ryan.mentley@ontario.ca>; ashleyc@northmiddlesex.on.ca <ashleyc@northmiddlesex.on.ca>; clerk@middlesexcentre.ca <clerk@middlesexcentre.ca>; clerk@strathroy-caradoc.ca <clerk@strathroy-caradoc.ca>; kkettler@southwestmiddlesex.ca <kkettler@southwestmiddlesex.ca>; jdenkers@brookealvinston.com <jdenkers@brookealvinston.com>; info@warwick.ca <info@warwick.ca>; administration@lambtonshores.ca <administration@lambtonshores.ca>; leah.klompstra@county-lambton.on.ca <leah.klompstra@county-lambton.on.ca>; pshipway@middlesex.ca <pshipway@middlesex.ca>; kpassistant@kettlepoint.org <kpassistant@kettlepoint.org>; fdesk@kettlepoint.org <fdesk@kettlepoint.org>; valerie.george@kettlepoint.org <valerie.george@kettlepoint.org>; Consultation <Consultation@kettlepoint.org>; emily@ibabraiding.com <emily@ibabraiding.com>; don@ibabraiding.com <don@ibabraiding.com>; chief.plain@aamjiwanaang.ca <chief.plain@aamjiwanaang.ca>; cjames@aamjiwanaang.ca <cjames@aamjiwanaang.ca>; dnahdee@aamjiwanaang.ca <dnahdee@aamjiwanaang.ca>; charles.sampson@wifn.org <charles.sampson@wifn.org>; alicia.black eagle@wifn.org <alicia.black eagle@wifn.org>; janet.macbeth@wifn.org <janet.macbeth@wifn.org>; jfrench@cottfn.com <jfrench@cottfn.com>; talbert@cottfn.com <talbert@cottfn.com>; fburch@cottfn.com <fburch@cottfn.com>; consultation@cottfn.com <consultation@cottfn.com>; Adrian.chrisjohn@oneida.on.ca <Adrian.chrisjohn@oneida.on.ca>; sandra.doxtator@oneida.on.ca <sandra.doxtator@oneida.on.ca>; denise.stonefish@delawarenation.on.ca <denise.stonefish@delawarenation.on.ca>; landassistant@xplornet.ca <landassistant@xplornet.ca>; rjpeters@xplornet.ca <rjpeters@xplornet.ca>; chief@munsee.ca <chief@munsee.ca>; carol@munsee.ca <carol@munsee.ca>; finance@munsee.ca <finance@munsee.ca>; reception@munsee.ca <reception@munsee.ca>; dianedaponte60@gmail.com <dianedaponte60@gmail.com>; stuart.hastings@infrastructureontario.ca <stuart.hastings@infrastructureontario.ca>; eosmachinetool@yahoo.ca <eosmachinetool@yahoo.ca>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; smith_0629@hotmail.com <smith_0629@hotmail.com>; peteposthumus@hotmail.com <peteposthumus@hotmail.com>; smehat@rogers.com <smehat@rogers.com>; pamcwells@hotmail.com <pamcwells@hotmail.com>; brigare.9@outlook.com <brigare.9@outlook.com>; dean.huehr@rogers.com <dean.huehr@rogers.com>; jhuff@strathroy-caradoc.ca <jhuff@strathroy-caradoc.ca>; doreenorange@gmail.com <doreenorange@gmail.com>; k.dortmans@yahoo.ca <k.dortmans@yahoo.ca>; dcmmcabe61@gmail.com <dcmmcabe61@gmail.com>; sue@looman6.ca <sue@looman6.ca>; bradgmiller08@gmail.com <bradgmiller08@gmail.com>; sueanne@stephensonwindows.ca

<sueanne@stephensonwindows.ca>; jpjino12@gmail.com <jpjino12@gmail.com>; Ineke Haan
<haanineke@gmail.com>; Aaron Rastin <rastina@middlesexcentre.ca>; Andrew Neely
<aneely@adelaidemetcalfe.on.ca>; Arend Noordhof <anoordhof@adelaidemetcalfe.on.ca>; Arnie Marsman
<marsmana@middlesexcentre.on.ca>; bastcaro@cscprovidence.ca <bastcaro@cscprovidence.ca>; CA -
Circulations <CA.Circulations@wsp.com>; Betty Ann MacKinnon <bamackinnon@adelaidemetcalfe.on.ca>;
Bluewater Recycling Assoc (bluebox@bra.org) <bluebox@bra.org>; CN Rail <proximity@cn.ca>; Coulter Cahill
<ccahill@adelaidemetcalfe.on.ca>; Councillor Mike Brodie <mbrodie@adelaidemetcalfe.on.ca>; CPR Rail
<real.estatecanada@cpr.ca>; CPR Rail (Josie) (Josie_Tomei@cpr.ca) <Josie_Tomei@cpr.ca>; Dan Parker
<dparker@adelaidemetcalfe.on.ca>; Darren Stevens - Canada Post
<Darren.Stevens@canadapost.postescanada.ca>; David Stubbs - MMAH <david.stubbs@ontario.ca>; Durk
Vanderwerff <dvanderwerff@middlesex.ca>; Enbridge <notifications@enbridge.com>; Enbridge (Union Gas)
<ONTLands@enbridge.com>; Erin Besch <ebesch@middlesex.ca>; French Public School Board
<planification@csvgamonde.ca>; Garrett Kingma <gkingma@adelaidemetcalfe.on.ca>; Hydro One
<landuseplanning@hydroone.com>; Hydro One (Subdivision) <subdivision@HydroOne.com>; Infrastructure
Ontario <NoticeReview@infrastructureontario.ca>; John Elston <jelston@middlesex.ca>; London Catholic School
Board <planning@ldcsb.ca>; Mayor Sue Clarke <sclarke@adelaidemetcalfe.on.ca>; Mike Barnier
<mbarnier@adelaidemetcalfe.on.ca>; OPG <Executivevp.lawanddevelopment@opg.com>; Rogers Canada
<newdevelopment@rci.rogers.com>; Sun Canadian Pipelines <info@sun-canadian.com>; Thames Valley District
School Board <planning@tvdsb.ca>

Subject: Official Plan Review - Statutory Open House Notice

Please be advised that the Notice of Statutory Open House for Township of Adelaide Metcalfe Official Plan Review will be held Monday, May 6, 2024 at 7:00 PM.

For more information, please see attached notice.

Regards,

Donna Elliott

Administrative Assistant
Township of Adelaide Metcalfe
T: 519-247-3687 Ext. 8201

E-Mail: delliott@adelaidemetcalfe.on.ca

Web: www.adelaidemetcalfe.on.ca

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April 24, 2024

Township of Adelaide Metcalfe
Planning Services
2340 Egremont Drive - RR #5
Strathroy ON N7G 3H6

Sent via email to: delliott@adelaidemetcalfe.on.ca

ATTN: Donna Elliott, Administrative Assistant

RE: This notification is for the presentation of the changes to the Township of Adelaide Metcalfe official plan located in Southwestern Ontario. The review took place during a required 5 year review period and a public open house is now being held on May 6, 2024 to present the changes to the public. In total there have been 15 amendments to the plan since its original approval in 2003. The official plan contains a great standard of pipeline policy that highlights an elevated degree of integration with pipeline operators.

Your File #: Official Plan Update

Our Reference #: ENB_R240412-001ON_TownshipOfAdelaide-Metcalfe_OPA

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquids Pipeline network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We request that this response package is provided in full to the landowner / applicant, as applicable, as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.

Description of Proposed Development

We understand that this application is for the presentation of the changes to the Adelaide Metcalfe official plan located in Southwestern Ontario. The township of Adelaide Metcalfe completed their 5-year review of the official plan and have completed edits to their official plan. They are required to present the changes to the public and will do so on May 6, 2024.

As demonstrated in **Attachment 01 | Approximate Location of Pipeline Infrastructure** the proposed Official Plan Update is covers the entirety of the township and includes lands where there are existing Enbridge transmission pipelines.

Assessment & Requirements

The Official Plan was reviewed, and appears to contain great policies and maps with respect to development in proximity of pipeline infrastructure, including:

- “Existing utility corridors are shown on Schedule “C” to this Plan. Development applications within 200 metres of a utility corridor shall be circulated to the appropriate utility for comment. In reviewing such applications, the Township will have regard for the “Guidelines for Development in the Vicinity of Oil and Gas Pipelines Facilities” produced by the Technical Standards and Safety Authority. The Zoning By-law will adopt minimum setbacks for development adjacent to the utilities.”
- Pipeline easements are shown on multiple plans within the official plan appendix and on schedule C they are clearly delineated.

Future Development Requirements

Although the Official Plan details a long-term future development vision, there are development requirements that will be mandatory at the subdivision and development stage that will be helpful to consider prior to application submission. Please review **Attachment 02 | Enbridge Development Requirements** for requirements for planning and development in proximity of pipelines. In addition, for more information about when written consent is required and how to submit an application, see **Attachment 03 | Enbridge Pipeline Crossing Guidelines**. For additional resources on safe development in proximity of Enbridge’s pipeline network please view [Enbridge’s Public Awareness Brochures](#) or visit the [Land Use Planning and Development website](#).

Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge’s pipelines and facilities. All future project notifications should be sent to notifications@Enbridge.com, while questions about the details of this letter may be sent to the contact listed below. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,

Oliver Prcic, BA, MPlan

Community Planner, B&A

403.692.4535 | oprcic@bastudios.ca

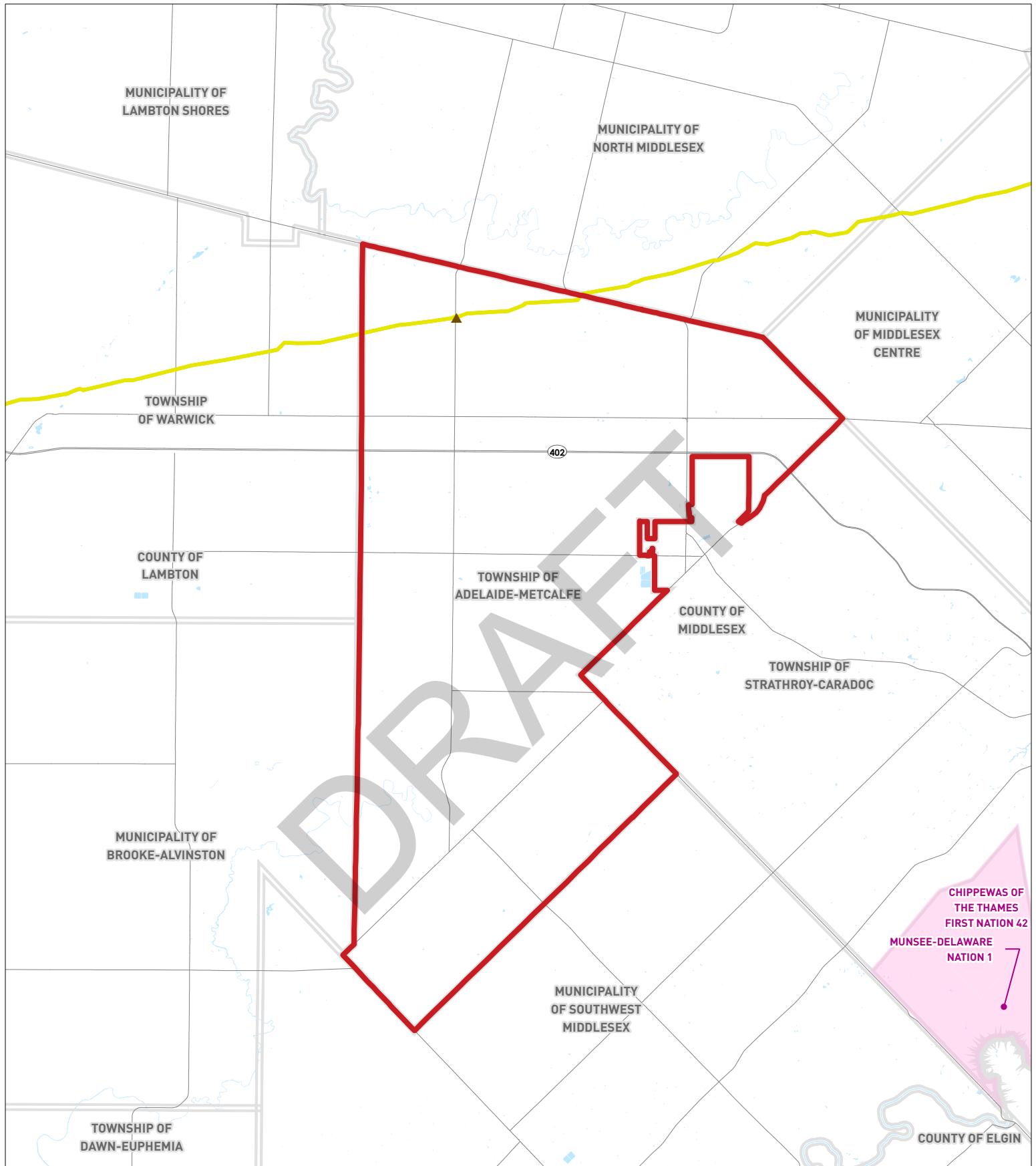
600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | www.bastudios.ca



Attachment 01

Approximate Location of Pipeline Infrastructure





Coordinate System: NAD 1983 UTM Zone 17N

Geographic Coordinates: -81.7121, 42.9446



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Major Road
- First Nation/Métis Settlement

- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- Waterbody

0 1 2 3 4 kilometres
Date Saved: Apr 12, 2024

Regional Context

Municipal Plan

Township Of Adelaide-Metcalf
Referral ID: R240412-0010N

April 2024



Map and data are conceptual and for informational and planning purposes only.



April 2024



ENBRIDGE
Life Takes Energy

Map and data are conceptual and for informational and planning purposes only.

Attachment 02

Enbridge Development Requirements



Attachment 02 | Enbridge Development Requirements

Definitions

- A **Right-of-Way (ROW)** is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.
- The **Prescribed Area** is an area of 30 m (100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a “controlled area” or “safety zone”.
- The **Pipeline Assessment Area** identifies lands on either side of a pipeline in which new development must be monitored by the pipeline operator. The requirement for and scope of this monitoring is governed by the Canada Energy Regulator (CER) and CSA Z662:19. Depending on the pipeline location, operator, and regulator this may also be known as the “notification zone”, “referral area” or “class location assessment area”.

Locating the Pipeline | Click Before You Dig

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must first request a locate service. To identify the precise alignment of the pipeline on the subject lands, Locate Requests can be made online, via mobile apps, or via phone (see table below),

The locate request must be made a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify Enbridge to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. Enbridge requests a minimum of five (5) business days’ notice for any work involving explosives.

Canadian One-Call Centres		
Province	Phone	Website
British Columbia	1.800.474.6886	www.bc1c.ca
Alberta	1.800.242.3447	www.utilitysafety.ca
Saskatchewan	1.866.828.4888	www.sask1stcall.com
Manitoba	1.800.940.3447	www.clickbeforeyoudigmb.com
Ontario	1.800.400.2255	www.ontarioonecall.com
Quebec	1.800.663.9228	www.info-ex.com
Nova Scotia & New Brunswick	1.800.344.5463	www.info-ex.com
Northwest Territories	Contact Enbridge Pipelines Inc. (1-867-587-7000)	
www.clickbeforeyoudiq.com		

Right-of-way

A right-of-way is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it:

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.
- Enbridge must have the ability to access Enbridge's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the Enbridge pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on Enbridge's pipeline right-of-way without the presence of an Enbridge representative.
- Storage of materials and/or equipment, grading or placing fill on Enbridge's pipeline right-of-way is not permitted without prior written consent from Enbridge.

Written Consent

Any proposed crossings of the pipeline right-of-way or ground disturbance within the Prescribed Area or pipeline right-of-way are subject to Enbridge's written consent in accordance with the Canadian Energy Regulator Act and regulations including the Canadian Energy Regulator Pipeline Damage Prevention Regulations as amended or replaced from time to time (or for pipelines contained within Alberta, the Pipeline Act (Alberta) and Pipeline Rules as amended or replaced from time to time).

The applicant will require Enbridge's written consent or a crossing agreement prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under an Enbridge pipeline right-of-way;
- Conducting any activity that would cause ground disturbance (excavation or digging) on an Enbridge's pipeline right-of-way or within 30m perpendicularly on each side from the centerline of Enbridge's pipe (the "Prescribed Area");
- The operation of a vehicle, mobile equipment or machinery across an Enbridge pipeline right-of-way; outside of the travelled portion of a highway or public road;
- Using any explosives within 300m of Enbridge's pipeline right-of-way.

For more information about when written consent is required and how to submit an application, please see [Attachment 03 | Enbridge Pipeline Crossing Guidelines](#).

Prescribed Area

The Prescribed Area is an area of 30 m (approximately 100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a "controlled area" or "safety zone".

For pipelines crossing provincial boundaries, Enbridge is regulated by the Canada Energy Regulator and is subject to the Canadian Energy Regulator Act and its regulations as amended or replaced from time to time.

- Section 335(1) of the Canadian Energy Regulator Act prohibits any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the Prescribed Area unless the construction or activity is authorized by the pipeline company.
- Section 335(2) of the Canadian Energy Regulator Act prohibits any person to operate a vehicle or mobile equipment across a pipeline unless the vehicle or equipment is operated within the travelled portion of a highway or public road or such operation is authorized under section 13(1) of the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations).

For pipelines contained within Alberta, Enbridge is regulated by the Alberta Energy Regulator and is subject to the Pipeline Act and Pipeline Rules as amended or replaced from time to time.

- As per the Alberta Energy Regulator, any person who plans to engage in an activity that causes a ground disturbance within the pipeline right-of-way must obtain the written consent of the pipeline company.

Crossings

- Written consent from Enbridge is required for all crossings of the pipeline.
- The written authorization request must include:
 - o Drawings with cross sections of the proposed new road and road widening to verify the depth of cover from both sides of the road.
 - o Drawings should include any new utilities that will cross the ROW.
- No vehicles or mobile equipment, including heavy machinery, will be permitted to cross Enbridge's pipeline right-of-way without the prior written consent of Enbridge. Please complete Enbridge's Equipment Specification and Data Sheet(s) to make an application for temporary equipment crossing including timeframe, type and weight of equipment per axle together with the name of the applicant, address, contact name and phone number/email.
- Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. **The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.**

Ongoing Activities

- Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.

Class Monitoring in the Pipeline Assessment Area

As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**.

- If a pipe replacement is necessary because of the proposed development, temporary workspace shall be granted to Enbridge on terms and conditions to be (or as) negotiated. This workspace will be adjacent to the existing pipeline right-of-way and may be up to a maximum of 15m wide on either or both sides. Grading or landscaping of the workspace is not permitted until the replacement has been completed.

Subdivisions

- Lot lines are not to be incorporated over Enbridge's pipeline right-of-way. If lot lines are incorporated over Enbridge's pipeline right-of-way, the owner agrees, in writing to include the following warning clause in all offers of sale and purpose and/or lease:
"Future residents are advised that Enbridge owns and operates _____ pipeline(s) within an _____ m pipeline right-of-way on the property. As a result, there are conditions that apply to various activities over the pipeline right-of-way that must be approved by Enbridge."
- All display plans in the lot/home sales office shall identify the Enbridge pipeline right-of-way-corridor within the proposed linear park block(s).

Structures and Setbacks

Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.

Other Development

Wells / Septic Systems

Wells or septic systems shall not be located on Enbridge's pipeline right-of-way. Construction of any septic system within 30m of the pipeline right-of-way requires prior written notification to Enbridge to ensure the septic bed will not adversely impact the integrity of the pipeline and pipeline right-of-way. Written consent from Enbridge must be received prior to the start of any work.

Aerial Power Lines

Aerial power lines crossing the pipeline right-of-way require aerial warning devices installed and properly maintained. No poles, pylons, towers, guys, anchors or supporting structures of any kind are permitted on the pipeline right-of-way.

Pathways, Fencing & Landscaping

Fencing Along ROW

- For development along an Enbridge right-of-way, permanent fencing shall be erected and maintained by the Developer at the Developer's cost along the limits of Enbridge's pipeline right-of-way. The fence erected must meet Enbridge's and the governing municipality's specifications concerning type, location and height. Any excavations for fence posts on, or within 30m of the pipeline must be done by hand or hydrovac. There shall be no augers operated on the pipeline right-of-way. The Developer shall notify Enbridge three business (3) days prior to any excavation for fence posts located on or within 30m of the pipeline.
- Limits of the pipeline right-of-way parallel to the pipeline shall be delineated with permanent fencing to prevent gradual encroachment by adjacent landowners. Suitable barriers shall be installed at all road accesses to prevent unauthorized motor vehicles from entering Enbridge's pipeline right-of-way.
- Enbridge's written consent must be obtained and One Call notifications must be completed prior to any fence installations.

Landscaping

No landscaping shall take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines, as follows:

- The landowner / developer shall ensure a 5m continuous access way in the pipeline right-of-way is provided for the Enbridge repair crews.

In order to maintain a clear view of the pipeline for the purposes of right-of-way monitoring, which is required by federal regulation, trees and shrubbery planted in proximity to the pipeline must meet the following criteria:

- Enbridge permits the following vegetation within the pipeline right-of-way: Flowerbeds, vegetable gardens, lawns and low shrubbery (under 1 m in height), and
- The mature growth height of vegetation does not exceed 1.5 m (5 ft) at maturity and must maintain a minimum distance of 3 m (10 ft) from the nearest pipeline.

Pathways / Trails

No pathways shall be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements:

- A pathway crossing Enbridge's pipeline right-of-way shall be installed as close as possible to a ninety (90) degree angle to the Enbridge pipeline(s).
- The width of the pathway shall not exceed 3m.
- A parallel pathway within Enbridge pipeline right-of-way shall maintain a minimum 5m separation from the edge of the Enbridge pipeline(s).
- Enbridge's pipeline(s) must be positively identified at certain intervals as directed by Enbridge's representative for parallel installation.
- Enbridge shall install pipeline markers at all road, pathway and other crossings throughout the development area at Developer's cost.

Drainage and Erosion

- The Developer shall ensure drainage is directed away from the pipeline right-of-way so that erosion will not adversely affect the depth of cover over the pipeline(s).
- Any large-scale excavation adjacent to the pipeline right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the pipeline right-of-way.
- Depth of cover over Enbridge pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.

Construction

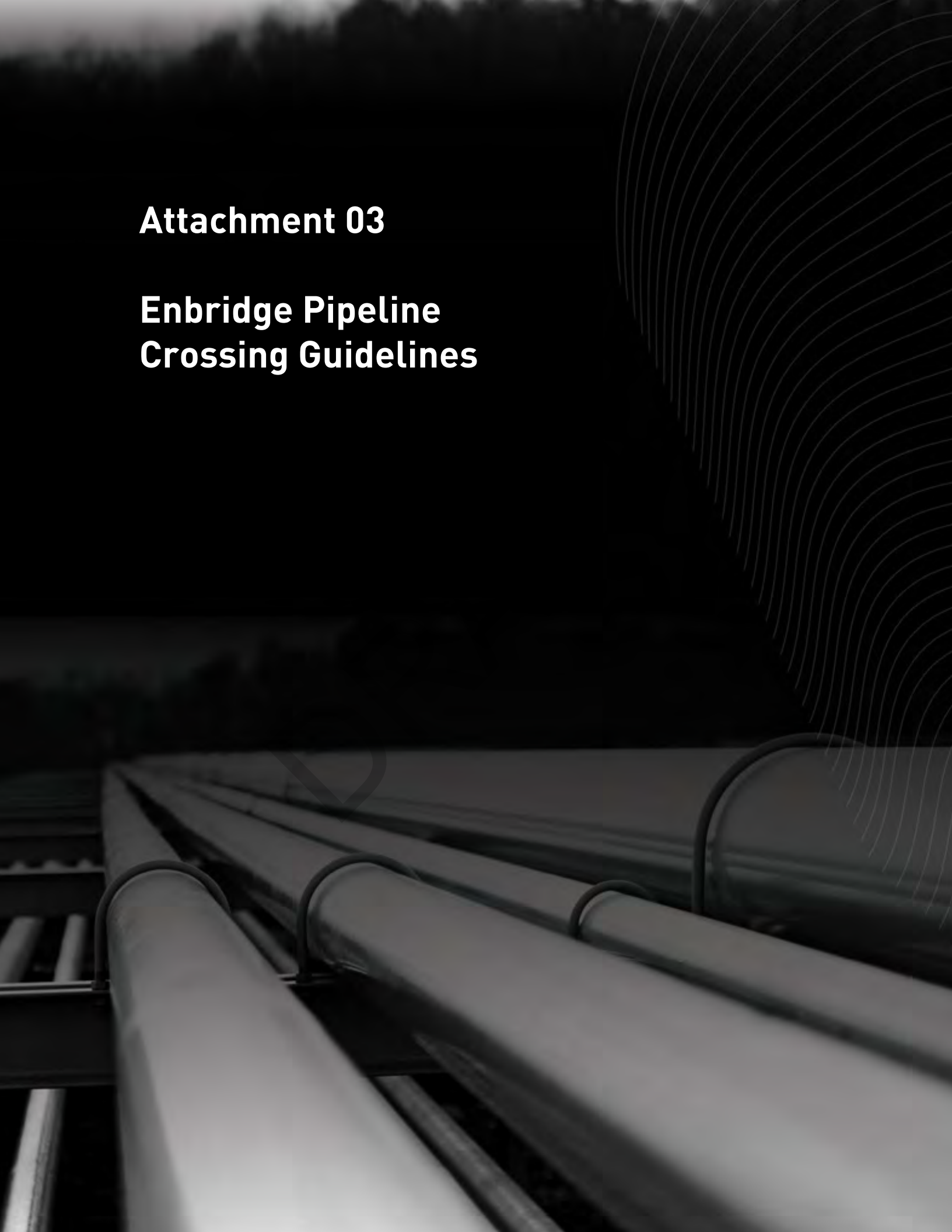
- During construction of the site, temporary fencing must be erected and maintained along the limits of the pipeline right-of-way by the Developer to prevent unauthorized access by heavy machinery. The fence erected must meet Enbridge's specifications concerning type, height and location. The Developer is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction. The Developer is responsible for the cost of material, installation and removal.
- Original depth of cover over the pipeline(s) within Enbridge's pipeline right-of-way shall be restored after construction. This depth of cover over the pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.
- In the event Enbridge's pipeline(s) suffer contact damage or other damage as a result of construction, work shall stop immediately and Enbridge to be immediately notified.

Liability

In no event shall Enbridge be liable to the developer and/or landowner(s) for any losses, costs, proceedings, claims, actions, expenses or damages (collectively "Claims") the Developer and/or landowner(s) may suffer or incur as a result of or arising out of the presence of Enbridge pipeline(s) and/or operations on the pipeline right-of-way. The Developer and/or landowner(s) shall be responsible for all costs and expenses incurred to install, repair, replace, maintain or remove the Developer's and/or landowner(s) installations on or near the pipeline right-of-way and shall indemnify and save harmless Enbridge from all Claims brought against, suffered or incurred by Enbridge arising out of the activities of the Developer and/or landowner(s) in respect of the development or arising out of the presence, operation or removal of the Developer's and/or landowner(s) installations on or near Enbridge's pipeline right-of-way.

Attachment 03

Enbridge Pipeline Crossing Guidelines



Enbridge Pipeline Crossing Guidelines, Canada

Application Guidance Details
May 2020 v2.0

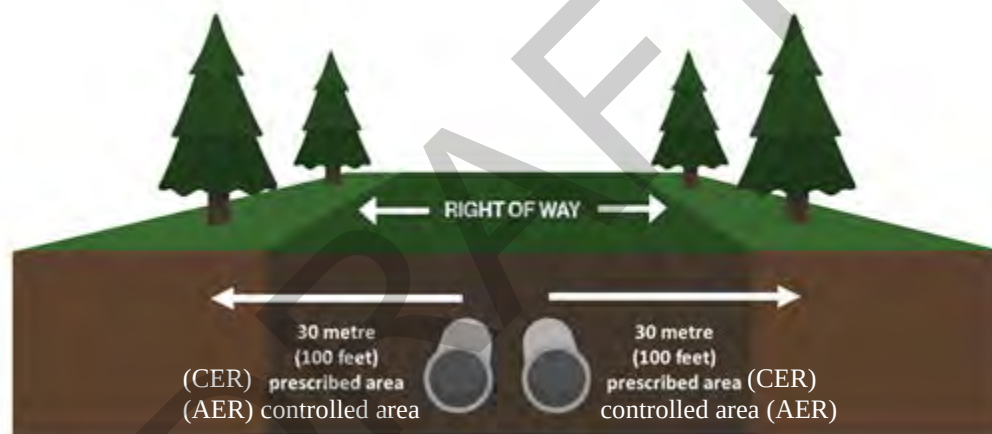
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Application Guidance Details

1. WHO REQUIRES CONSENT?

Consent is governed by the Canada Energy Regulator (CER) for interprovincial or international (federally regulated) pipelines and the Alberta Energy Regulatory (AER) for intra-provincial (provincially regulated) pipelines within the Province of Alberta. To ensure our pipelines and facilities operate safely written consent from Enbridge must be obtained in Canada before any of the following occur:

- ❖ Construction or installation of a new facility across, on, along or under Enbridge's pipeline and/or right-of-way;
- ❖ Ground disturbance activities in the prescribed area (CER) or controlled area (AER) which extends 30m from each side of the centerline of the pipeline;
- ❖ Operation or movement of vehicles, mobile equipment or machinery across Enbridge's right-of-way, outside of the travelled portion of a highway or public road;
- ❖ Using explosives within 300m of Enbridge's pipeline right-of-way;
- ❖ Use of the prescribed area or controlled area for storage or workspace purposes;
- ❖ Subdivision development across, on, along or over Enbridge's pipeline and/or right-of-way;
- ❖ Landowners wishing to install agricultural drainage tile across, on, along or under Enbridge's pipeline and/or right-of-way.



Activities that cause a ground disturbance include, but are not limited to, the following:

- | | |
|---------------------------|---|
| ❖ digging | ❖ clearing and stump removal |
| ❖ excavation | ❖ subsoiling |
| ❖ trenching | ❖ blasting/using explosives |
| ❖ ditching | ❖ quarrying |
| ❖ tunneling | ❖ grinding and milling of asphalt/concrete |
| ❖ boring/drilling/pushing | ❖ seismic exploration |
| ❖ augering | ❖ driving fence posts, bars, rods, pins, anchors or pilings |
| ❖ topsoil stripping | ❖ plowing to install underground infrastructure |
| ❖ land levelling/grading | ❖ crossing of buried pipelines or other underground infrastructure by heavy loads off the travelled portion of a public roadway |
| ❖ tree or shrub planting | ❖ installing agricultural drainage tile |

Under section 2 of the Canadian Energy Regulator Act, ground disturbance does not include:

- ❖ Cultivation to a depth of less than 45cm below the surface of the ground
- ❖ Any activity to a depth of less than 30cm and that does not result in reduction of the depth of earth cover over the pipeline less than that approved at time of construction

2. CROSSING A PIPELINE WITH AN AGRICULTURAL VEHICLE OR MOBILE EQUIPMENT

For pipelines regulated by the Canada Energy Regulator, the *Canadian Energy Regulator Pipeline Damage Prevention Regulations – Authorizations* provides that persons operating agricultural vehicles or mobile equipment across pipelines may do so in low-risk areas, under certain conditions:

- ❖ the loaded axle weight and tire pressures of the vehicle or mobile equipment are within the manufacturer's approved limits and operating guidelines; AND
- ❖ the point of crossing has not been the subject of a notification from the pipeline company that crossing at that location could impair the pipeline's safety or security.

This applies to vehicles or mobile equipment used for agricultural activities in the production of crops and the raising of animals and includes pasturing and cultivation activities such as tillage, plowing, disking and harrowing.

For pipelines regulated by the Alberta Energy Regulator, the *Pipeline Regulation (under the Pipeline Act)* provides that persons operating vehicles or equipment used for farming operations; or use of off-highway vehicles [as defined in section 117(a)(iii) to (viii) of the Traffic Safety Act] or use of private passenger vehicles (as defined in section 1(1)(jj) of the Traffic Safety Act) less than $\frac{3}{4}$ ton may temporarily cross over an AER regulated pipeline without further approval from Enbridge.

However, if neither of the above requirements can be met then an application must be submitted to Enbridge for further review and processing.

3. HOW TO APPLY FOR ENBRIDGE CONSENT

The applicant must submit a written request, either by completing the Application Form (attached) or a letter with equivalent information, together with the applicable drawing(s) to the respective Enbridge crossings department as set out in the *Contact Us* section of this document.

The drawing(s) must be prepared in accordance with the minimum standards as set out in the *Drawing Requirements* section of this document.

Enbridge's Equipment Specification and Data Sheet (attached) must also be completed for any vehicle/ mobile equipment crossing applications.

For federally regulated pipelines, the applicant may petition the Commission for approval of construction activity if:

- ❖ the applicant cannot comply with the terms and conditions as set out in the company's written consent;
- ❖ the applicant feels the terms and conditions in the company's written consent are excessive; or
- ❖ If the company refused to grant approval to the applicant for reasons of pipeline integrity, public safety or company policy.

An application can be filed with the Commission by writing to:

**Secretary of the Commission
Canada Energy Regulator
Suite 210, 517 – 10th Ave SW
Calgary AB T2R 0A8
Phone: 1-877-288-8803
Online: www.cer-rec.gc.ca**

Applications may be filed with the Commission by mail, courier or facsimile by calling the toll-free number at 1-877-288-8803. Applications can also be uploaded through the CER's Applications and Filings Portal on the CER website at Home / Applications and Filings / Submit Applications and Regulatory Documents / File under the CER Act / OPR: CER Act – Guide C (<http://www.cer-rec.gc.ca/ppctnflng/sbmt/nbpr-eng.html>).

4. DRAWING REQUIREMENTS

The following represents the minimum information that is required to be shown on the drawing(s) in order for Enbridge to review your application. Dimensions must be shown on the drawing(s) and may be done in either imperial or metric units (if metric, then to one decimal point).

NOTE: incomplete drawings and/or an incomplete application will be rejected back to the applicant.

(a) Permanent Installations

All proposed permanent installation drawings MUST contain the following items:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area including:
 - ❖ Lot lines, road limits
 - ❖ Proposed facilities (including curbs, footing, guard rails, guy wires, poles, fences, etc.) with tie dimensions to lot survey line preferably along pipeline and/or right-of-way boundary
 - ❖ Location of cathodic test lead terminals (if applicable);
7. Cross section view and/or profile view including:
 - ❖ For surface structures, show profile along pipeline(s) with highest elevation
 - ❖ For underground facilities show profile along facility
 - ❖ Property lines, pipeline(s) and depth of cover
 - ❖ All underground facilities must maintain an even elevation across the entire width of right-of-way except for gravity type facilities or those facilities installed by HDD;
 - ❖ Drill path plan for HDD installations
 - ❖ Unsupported span (m) of Enbridge pipeline for open cut installations
8. Crossing Angle;
9. Crossing location circled in red;
10. Identify all affected Enbridge facilities, right-of-way(s) and pipeline markers;
11. Method of Installation (MOI) (**Refer to Interpretation/Definitions section*);
12. Minimum Clearance (**Refer to Interpretation/Definitions section*);
13. Facility specifications:
 - ❖ PIPE/CABLE: pipe diameter, pipe material, product conveyed, cable size, if cable is within a conduit, conduit material, cable voltage; unsupported span (meters) of existing pipeline if MOI is open cut;
 - ❖ ROAD: width of road, cover at ditch, cover at center of road, surface material, road type/use; design loading calculation; indicate if any Government or Provincial setback requirements
 - ❖ OVERHEAD POWER: pole number(s), location of pole/guy wire/anchors/etc., method of installation of pole/guy wire/anchors/etc., horizontal clearance to pipe from proposed pole/guy wire/anchors/etc., vertical clearance to ground/grade, voltage, type of power (AC/DC), AC mitigation plan may be required;
 - ❖ PIPE RACK: height of pipe rack, pile location(s), pile clearance to Grantor's facility, pile installation method; alternate access route provided for rural locations
 - ❖ DRAINAGE TILE: location of tiles and incremental cost analysis.
14. Complete the Equipment Specification and Data Sheet, when required.

(b) Temporary Activities

All temporary drawings MUST contain the following:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area;
7. Temporary activities location circled in red;
8. Identify all affected Enbridge facilities, right of way(s) and/or PLA/easement ownership;
9. Facility specifications:
 - ❖ **WORKSPACE:** location, measurement of workspace, purpose;
 - ❖ **ACCESS OF ROW:** location, kilometer usage of ROW, width of access; egress/ingress points, complete the Equipment Specification and Data Sheet (attached);
 - ❖ **EQUIPMENT CROSSING:** complete the Equipment Specification and Data Sheet (attached);
 - ❖ **ROAD USE:** indicate road(s) to be utilized, km usage, reason required, frequency of use; complete the Equipment Specification and Data Sheet (attached);
 - ❖ **GEOPHYSICAL:** project/prospect name, number of reading units/lines, type of source, CER approval required (Y/N).

5. INTERPRETATION / DEFINITIONS

For crossing application purposes, Enbridge defines the following as:

Grantee means the applicant or the facility owner; a company, a person, a municipality or government body, etc.

Method of Installation means OPEN CUT or HDB or HDD; all defined as follows:

OPEN CUT

Enbridge defines open cut as trench methodology wherein access is gained to the required level underground for the proposed installation, maintenance or inspection of a pipe, conduit or cable. The excavated trench is then backfilled and the surface restored.

HORIZONTAL DIRECTIONAL BORE (HDB)

Enbridge defines horizontal directional bore as meeting ALL of the following:

- (a) The designed horizontal distance of the crossing shall be less than or equal to 150m (500ft) in length; AND
- (b) The depth of the pipeline installation shall be limited to 8m (25ft) to the centre (cross-section) of the pilot hole and measured to the corresponding surface location; AND
- (c) Straight alignment in the horizontal plane; AND
- (d) Pilot bit is steerable and trackable.

HORIZONTAL DIRECTIONAL DRILL (HDD)

Enbridge defines horizontal directional drill as an *HDB* that DOES NOT meet all of the criteria for an *HDB*. An *HDD* will satisfy some but not all of: a, b and c above and will satisfy d.

Minimum Clearance means the required distance between the existing Enbridge facility and the proposed facility based on the selected *Method of Installation*.

Minimum clearance required for installation ABOVE Enbridge facility by OPEN CUT is 0.3m
Minimum clearance required for installation BELOW Enbridge facility by OPEN CUT is 0.6m
Minimum clearance required for installation BELOW Enbridge facility by HDB is 1.0m
Minimum clearance required for installation BELOW Enbridge facility by HDD is 3.0m
Minimum clearance required for road installation from bottom of ditch to top of Enbridge facility is 0.9m and from centerline of road to top of Enbridge facility is 1.2m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>uncased</i> facility is 1.83m and from centerline of rail bed to top of Enbridge <i>uncased</i> facility is 3.05m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>cased</i> facility is 0.91m and from centerline of rail bed to top of Enbridge <i>cased</i> facility is 1.68m

6. WRITTEN CONSENT

After applying for written consent, Enbridge will review the proposed installation and/or temporary activities application in order to ensure that the proposed work will not pose a risk to existing Enbridge facilities, as well as, to ensure that any access required to existing facilities for maintenance or in an emergency situation will not be impeded.

Some applications may require further engineering assessment which will require additional time to review the proposed installation and/or temporary activities prior to Enbridge issuing consent. All efforts will be made to provide an agreement within an appropriate timeframe, however, please ensure that your application request is submitted with ample lead time.

7. CONTACT US

To obtain written consent from Enbridge, please contact the respective office as set out below:

REGION	CONTACT INFORMATION
LIQUIDS PIPELINES - WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	Lands & ROW 330, 10180 – 101 Street Edmonton AB T5J 3S4 Email: crossingrequests@enbridge.com Phone: 780-378-2228
LIQUIDS PIPELINES - EASTERN CANADA (Ontario and Quebec)	Lands & ROW 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2 Email: est.reg.crossing@enbridge.com Phone: 1-800-668-2951
GAS PIPELINES / STORAGE - BRITISH COLUMBIA	Lands & ROW 200, 425 – 1 Street SW Calgary AB T2P 3L8 Email: crossings@enbridge.com Phone: 587-747-6538

GAS STORAGE - ONTARIO	3501 Tecumseh Road Mooretown ON N0N 1M0 Email: chris.pincombe@enbridge.com Phone: 519-862-6092
GAS PIPELINE - ALLIANCE	Lands & ROW 600, 605 – 5 Ave SW Calgary AB T2P 3H5 Email: crossings@alliancepipeline.com Phone: 403-266-4464

For more information on Enbridge Gas Distribution please click the link: <https://www.enbridgegas.com/gas-safety/pipeline-safety.aspx>

8. ONE CALL CENTRES

Before putting a shovel in the ground, whether it is in your backyard or a commercial jobsite, please do a locate request to safely identify any buried utility lines at www.clickbeforeyoudig.com.

Your local one call centre can also be reached by phone as shown below:

CALL OR CLICK BEFORE YOU DIG!! Contact your respective one-call centre	
British Columbia https://www.bconecall.bc.ca/ 1-800-474-6886	Alberta http://albertaonecall.com 1-800-242-3447
Saskatchewan www.sask1stcall.com 1-866-828-4888	Manitoba http://www.clickbeforeyoudigmb.com/ 1-800-940-3447
Ontario www.on1call.com 1-800-400-2255	Quebec www.info-ex.com 1-800-663-9228
Northwest Territories 1-867-587-7000 Or contact the pipeline company directly	

9. REGULATORS

In Canada, Enbridge has pipelines that are regulated by both the federal government and provincial governments. For more information on any of the regulators please visit their respective website.

Canada Energy Regulator: www.cer-rec.gc.ca

Alberta Energy Regulator: www.aer.ca

10. DEVELOPMENT ON OR NEAR THE RIGHT-OF-WAY

Enbridge should be consulted early in the design phase with regards to proposed subdivisions, roads and utilities, and municipal landscaping.

Subdivisions – Enbridge highly recommends that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Roads may be permitted to cross and/or run parallel to the right-of-way but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). Enbridge will review the location of utilities which are often proposed within the road allowance.

Landscaping – Projects such as pedestrian pathways may be permitted as long as they do not impede Enbridge's access along its right-of-way for operational and/or maintenance activities. Enbridge's written consent will specify the permitted landscaping requirements.

11. DAMAGE PREVENTION

Enbridge's underground facilities must be positively identified, to Enbridge's satisfaction, prior to the start of any proposed construction activities.

Enbridge's representative(s) have the authority to stop work at any time due to safety, environmental or operational concerns and/or unforeseen circumstances or emergency situations.

****IMMEDIATELY NOTIFY ENBRIDGE IF YOU COME INTO CONTACT WITH THE PIPE! ****

As a small scratch or dent in the pipeline's coating can impact long term safety of the pipeline and must be assessed by Enbridge.

Please note that obstacles or un-approved above ground installations located on an Enbridge right-of-way, such as sheds, trailers, boats and pools can interfere with Enbridge's access of their right-of-way. Permanent structures on the right-of-way are NOT permissible.

Enbridge must be contacted before conducting any blasting activities within 300m of the pipeline right-of-way so that Enbridge can review the proposed plans in order to see if there might be potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40m of a federally regulated pipeline right-of-way requires permission from the Canada Energy Regulator.

12. EMERGENCY SITUATIONS

In an emergency situation please provide as much notice, as is practicable, to Enbridge prior to commencement of any construction, excavation, installation or temporary crossing of existing pipelines and/or right-of-ways in order to access the emergency site.

Enbridge classifies an emergency situation as:

- ❖ A risk to human life;
- ❖ Required emergency repairs of public services; or
- ❖ To contain an environmental emergency.

In an emergency situation please call: **1-877-420-8800** (toll free) and/or contact your local One Call provider at the numbers listed in section 8.

DISCLAIMER: THESE GUIDELINES ARE INTENDED TO PROVIDE USEFUL CROSSING APPLICATION GUIDANCE INFORMATION TO THE APPLICANT. SUBMISSION OF AN APPLICATION MEETING THE REQUIREMENTS AS SET OUT HEREIN DOES NOT CONSTITUTE WRITTEN CONSENT FROM ENBRIDGE. ALL APPLICATIONS WILL BE REVIEWED BY ENBRIDGE TO DETERMINE WHETHER THE APPLICATION WILL BE APPROVED.

APPLICANT INFORMATION**Grantee* Full Legal Name for Agreement:****Regulator:****Other:****Grantee Address for Service:****Grantor/Enbridge Entity****Application by Broker/Land Consultant**Yes ☐ No ☐**Broker/Land Consultant Name:****Contact Person Name:****Contact Person Phone Number:****File Number:****Broker/Land Consultant Address:****CROSSING INFORMATION****Expected construction start and end date(s):****Permanent Installation** ☐**Temporary Activities** ☐Crossing ☐Drainage Tile ☐Pole/Pile Installation ☐Other ☐Workspace ☐Equipment Crossing ☐Access of ROW ☐Geophysical ☐Road Use ☐Proximity ☐Other ☐**Location indicator including affected legal land description(s), PIN and GPS Coordinates (Latitude and Longitude Decimal Degree):****Grantor's Affected Disposition(s) (Alberta) (i.e. PLA # or License # or Line #):****Grantee's Field Contact Information:**

Name:

Phone:

Email:

Details of Grantee's Proposed Permanent Installation and/or Purpose of Temporary Activities**Method of Installation*** *(For permanent installations)*Open Cut ☐ HDB ☐ HDD ☐**Drawing(s) Attached**Yes ☐ No ☐**Drawing Requirements Met ***Yes ☐ No ☐**Equipment Specification and Data Sheet Attached ***Yes ☐ No ☐ N/A ☐**Notes/Additional Information:****SUBMIT TO:**

LIQUIDS PIPELINES WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	LIQUIDS PIPELINES EASTERN CANADA (Ontario and Quebec)
Department: Lands & ROW	Department: Lands & ROW
Address: 330, 10180 – 101 Street Edmonton AB T5J 3S4	Address: 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2
Email: crossingrequests@enbridge.com	Email: est.reg.crossing@enbridge.com

Equipment Specification and Data Sheet(s)



In order to properly conduct an analysis on the requested crossing the following general information and appropriate data sheets are required to be completed.

Steps:

1. Complete the *Applicant – Information and Details* document for each crossing application
2. Add and complete the *Data Sheet – Equipment or Vehicle with Tires* for EACH piece of equipment
3. Add and complete the *Data Sheet – Equipment with Tracks* for EACH piece of equipment
4. Return fully completed general information and data sheets and any other pertinent information

Applicant Information

Applicant Name:	
Applicant Contact Person Name:	
Email:	
Phone Number:	
Applicant Reference/File Number:	

Details

Description and Purpose of Crossing:			
Location Indicator (legal land description, PIN, etc.)			
GPS Coordinates:(Latitude and Longitude Decimal Degree)			
Duration:	Temporary ☐	Permanent ☐	
Start Date:		End Date:	
Equipment or Vehicle with Tires:	Yes ☐	No ☐	Datasheet:
Equipment with Tracks:	Yes ☐	No ☐	Datasheet:

Save Form

Reset Form

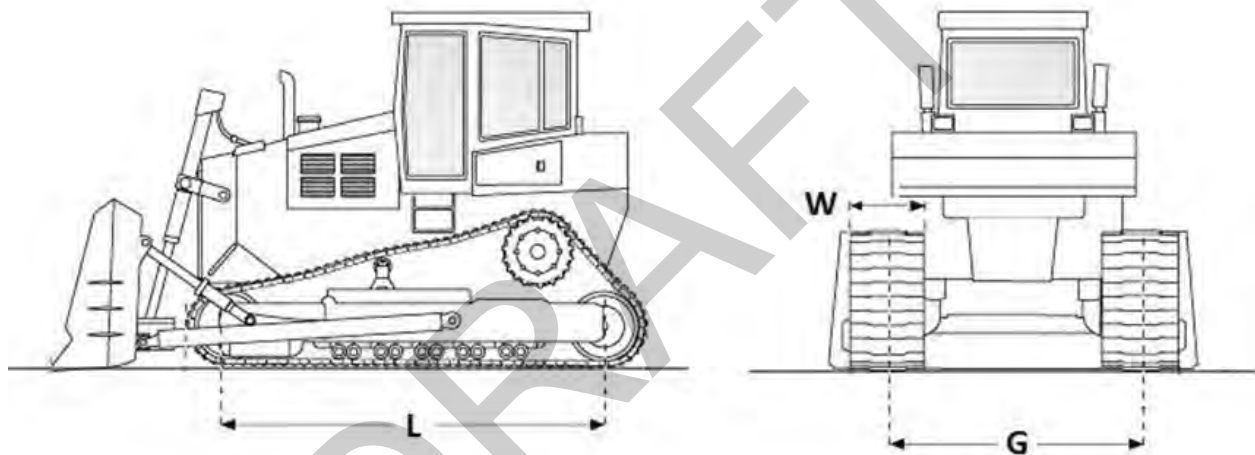
Data Sheet – Equipment with Tracks

Complete this data sheet for each piece of equipment with tracks.

Equipment with Tracks

INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:		Weight Unit	
	Track Shoe Width (refer to W below)	Track Length on Ground (refer to L below)	Track Gauge (on center) (refer to G below)
Units	Select Unit	Select Unit	Select Unit
Track			



Add Page

Delete Page

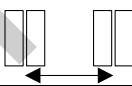
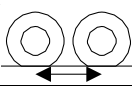
Data Sheet – Equipment or Vehicle with Tires

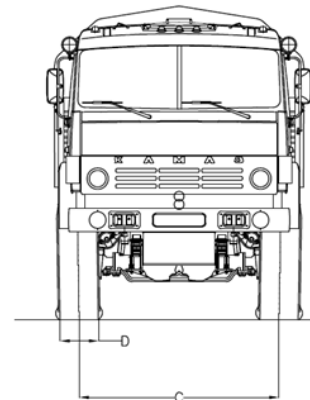
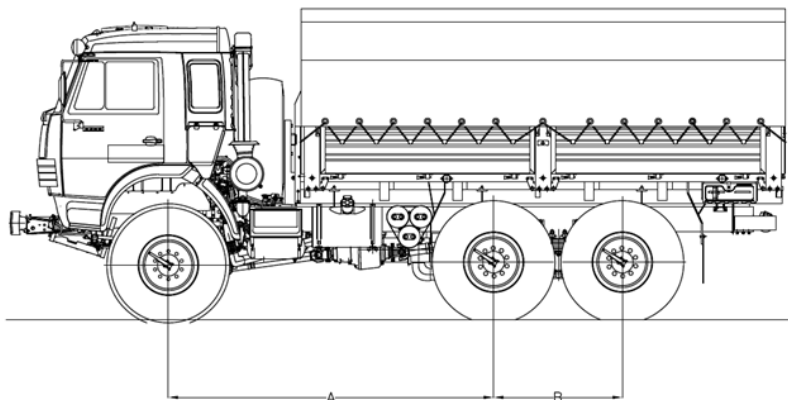
Complete this data sheet for **EACH** piece of equipment or vehicle with tires.

EXCLUSION: pick up trucks of one ton or less

Equipment or Vehicle with Tires

INDICATE UNITS

Manufacturer:						
Model:						
Equipment Description:						
Fully Loaded Gross Vehicle Weight:					Weight Unit	
Road legal without overweight permit?		Yes ☐			No ☐	
Axle	Maximum Loaded Weight PER Axle	Number of Tires PER Axle	Tire Width (refer to D below)	Tire Pressure	Distance between Tire Set Centerlines (refer to C below) 	Centerline Distance to Previous Axle (refer to A below) (refer to B below) 
Units	Select Unit		Select Unit	Select Unit	Select Unit	Select Unit
Steering						
2 nd						
3 rd						
4 th						
5 th						
6 th						
7 th						



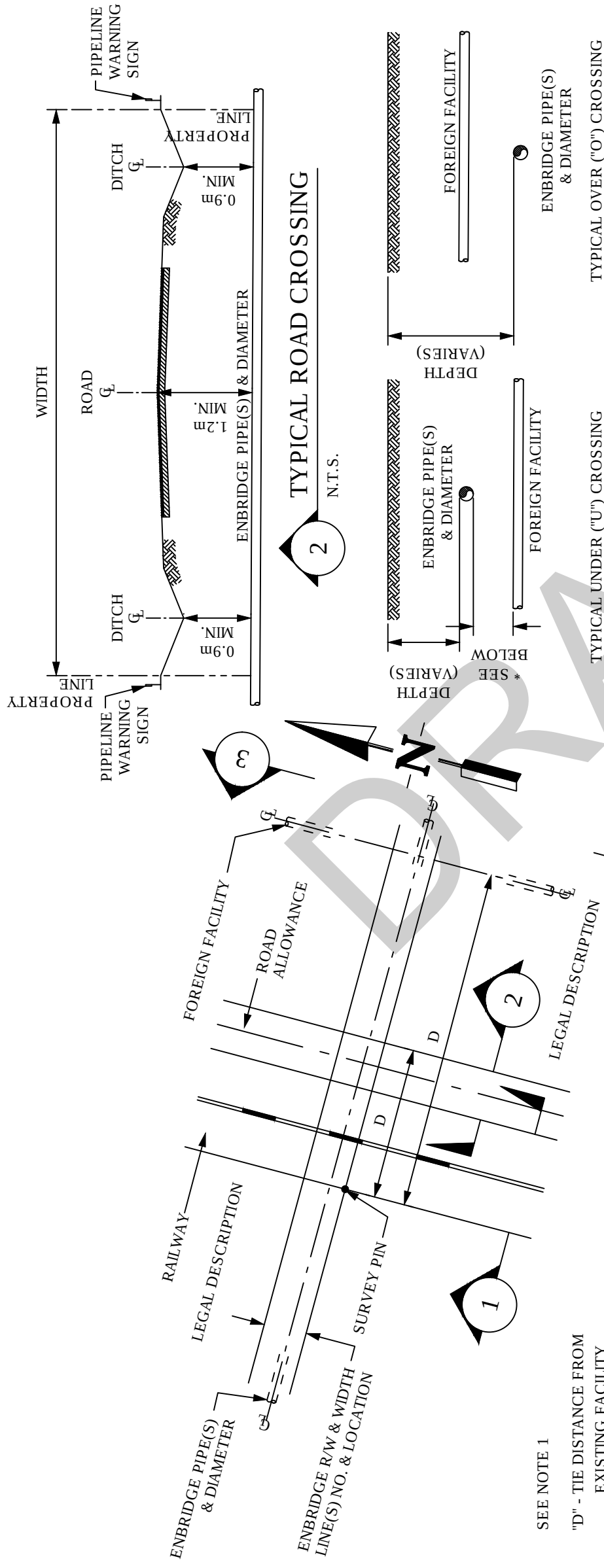
Add Page

Delete Page

NOTE:

1. ENBRIDGE PIPELINES
OPERATE UNDER HIGH PRESSURE
THEREFORE ENBRIDGE
REPRESENTATIVE(S) MUST BE
PRESENT DURING CONSTRUCTION.

2. THIS DRAWING IS FOR
REFERENCE ONLY. ACTUAL SITE
DETAILS OR REQUIREMENTS MAY
VARY.

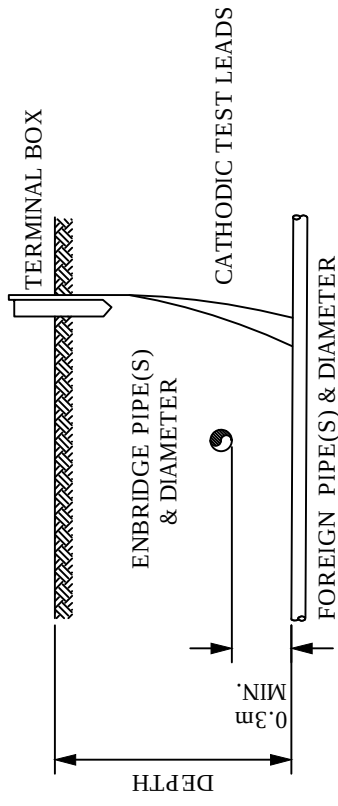


TYPICAL FACILITY CROSSING

N.T.S.

*** MINIMUM CLEARANCE:**

-0.3m IF OPEN CUT ABOVE ENBRIDGE PIPES
-0.6m IF OPEN CUT BELOW ENBRIDGE PIPELINES
-1.0m IF HDB UNDER ENBRIDGE PIPELINES
-3.0m IF HDD UNDER ENBRIDGE PIPELINES



N.T.S.
(STEEL PIPELINES)

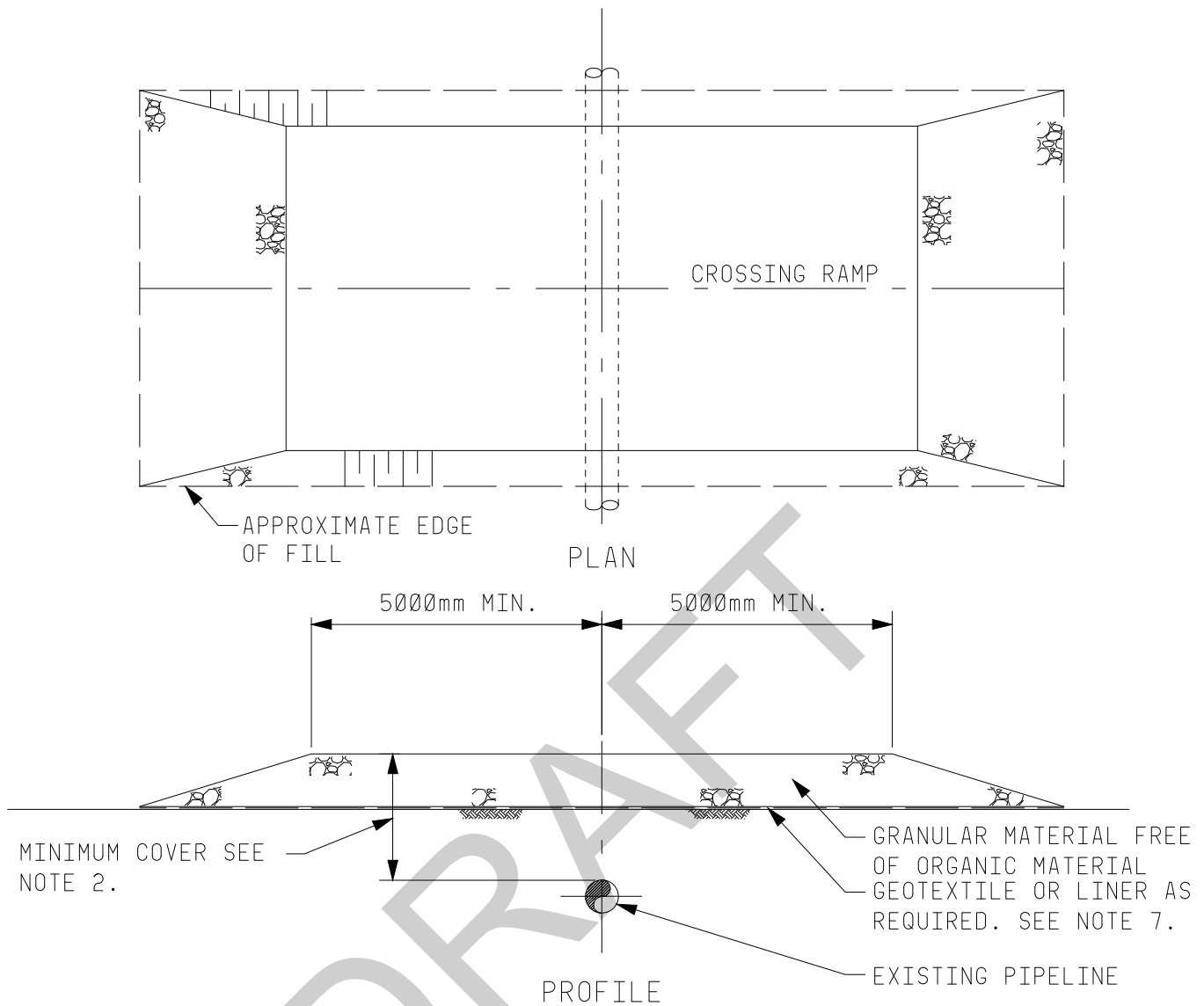
REFERENCE DRAWINGS					
3	AAS BUILD INTERNET DRA'WG PRG44	07 AUG 18	BUB	ENB	
2	MEMORANDUM TO AAS-005-0-0 & REVISED AS PER STANDARDS UTMAT	09 SEP 13	DROD	DROD/D	
1	REVISED AS PER OPERATIONS INFORMATION	05 MAY 10			
REF NO.	REVISION	DATE	CHK	APPR	
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TYPICAL CROSSING DETAILS FOR THIRD PARTY APPLICANTS CROSSING ENBRIDGE PIPELINES

CANADA

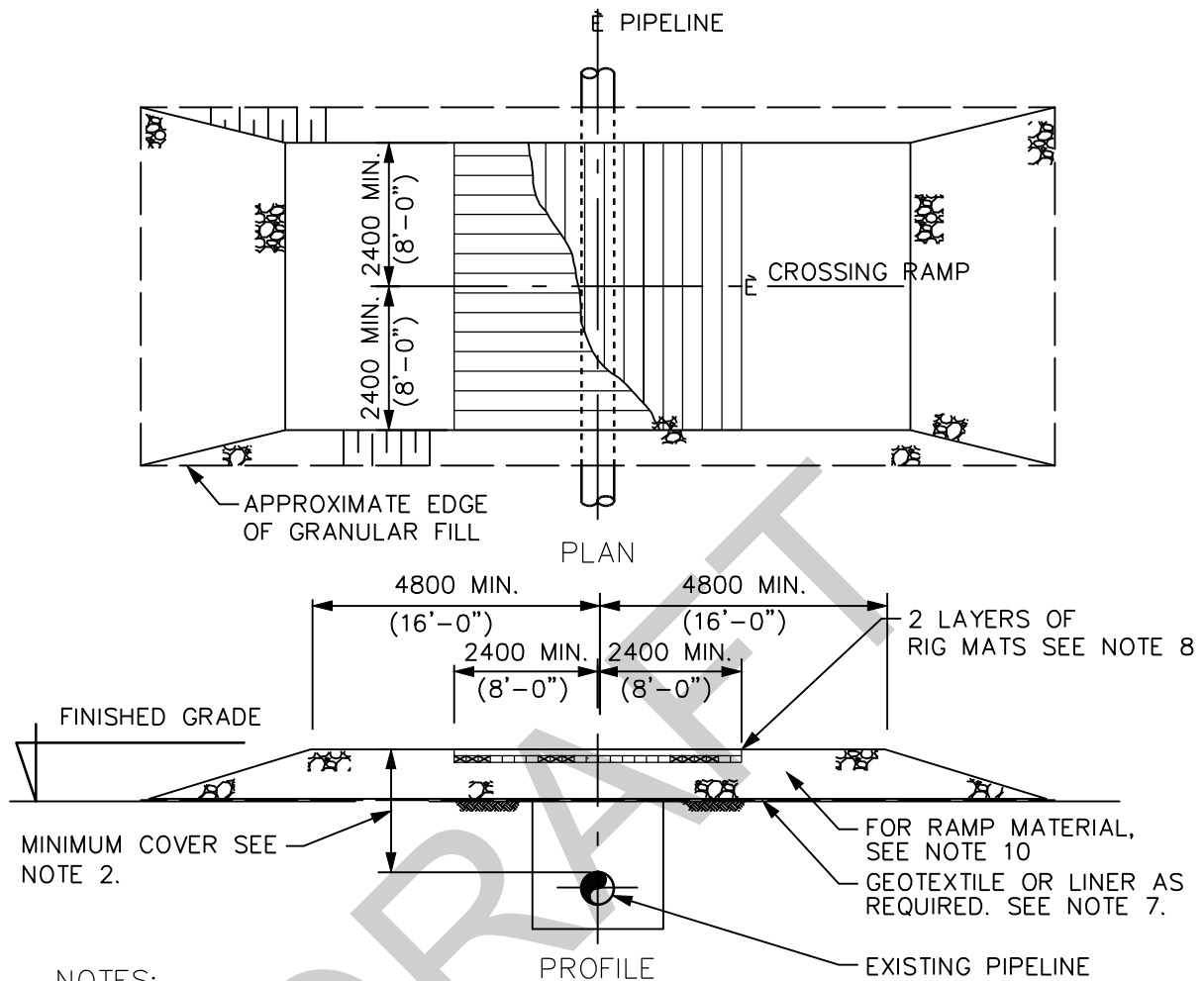
BY:ME	CHK: EH	ENG. : HCFROST	ENB APPR: GAFALDER
DATE: 30 AUG 88		SCALE: NTS	STATUS: AS BUILT
DWG NO.:		REV NO:	



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
8. REFER TO DRAWING A-1.8-43105 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43105 POUR VERSION FRANCAISE.

A-1.8-43105-0		TYPICAL DESIGN DETAIL			
REFERENCE DRAWINGS					
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	2019 JAN 11 MM	BLB	ENB	
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18 BLB	GB	ENBRIDGE	
REV NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.	
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.					
ENBRIDGE					
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH EARTH					
BY: GB	CHK: GG	ENG. :	ENB APPR:		
DATE: 14 FEB 18	SCALE: NTS	STATUS: AS BUILT			
DWG. NO.:	A-1.8-42872-0				REV. NO. 2



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED DURING SPRING, SUMMER AND FALL SEASONS.
8. RIG MATS SHALL BE STAGGERED OR PLACED IN A PERPENDICULAR ORIENTATION FROM THE PREVIOUS LAYER SO THAT THE EDGES DO NOT LINE UP
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED
10. SNOW OR ICE CAN BE USED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
11. REFER TO DRAWING A-1.8-43106 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43106 POUR VERSION FRANCAISE.

A-1.8-43106-0				TYPICAL DESIGN DETAIL			
REFERENCE DRAWINGS							
3	AS BUILT DR. IDR 743	20 JUN 19	MF	AE	ENB		
2	FRENCH TRANSLATION REFERENCE	11 JAN 19	MM	BLB	ENB		
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18	BLB	GB	ENBRIDGE		
REV. NO.	REVISION DESCRIPTION	DATE	BY	CHK	APPR.		
COPYRIGHT IS THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.							
ENBRIDGE							
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH RIG MATS							
BY: GB	CHK: GG	ENG.:		ENB APPR:			
DATE:	14 FEB 18	SCALE: NTS		STATUS: AS BUILT			
DWG. NO.:	A-1.8-42873-0					REV. NO.:	3

April 22, 2024

Township of Adelaide Metcalfe
Morgan Calvert
Chief Administrative Officer
2340 Egremont Drive - RR #5
Strathroy, ON N7G 3H6

Via Email

RE: Township of Adelaide Metcalfe Official Plan Review – Policy Implications for Electricity Generation Facilities and Transmission and Distribution Systems

Canacre Ltd. has been retained by Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI) to review draft Official Plans and Zoning By-laws across Ontario to ensure that hydro corridor lands are protected for their primary intended use, the transmission and distribution of electricity, while also facilitating appropriate secondary land uses.

Infrastructure Ontario is the strategic manager of the provincial government's real property, which includes hydro corridor lands, and has a mandate of maintaining and optimizing the value of the portfolio. Hydro One Networks Inc. jointly manages the hydro corridors owned by the Province with IO and is involved in the planning, construction, operation, and maintenance of their transmission and distribution network.

The Provincial Policy Statement (PPS) (effective May 1, 2020) provides direction with respect to electricity generation facilities and transmission and distribution systems. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province. The relevant PPS Sections include:

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and***
- b) available to meet current and projected needs.***

1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.11.1 *Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.*

The purpose of this letter is to proactively advise you of IO and HONI's preferences as it relates to policy provisions and wording in advance of your municipality's Township of Adelaide Metcalfe Official Plan Review. We respectfully request that the following items be considered during these reviews and incorporated into the draft documents:

1. All reference to corridors used for the transmission and distribution of electricity should be referred to as:

"hydro corridors"

2. All reference to electricity infrastructure and facilities should be referred to as:

"electricity generation facilities and transmission and distribution systems"

3. All references to **"Hydro One Networks Inc."** should include the entire name and should not be shortened to "Hydro One". References to "Ontario Hydro" should be replaced with **"Hydro One Networks Inc."**
4. Due to the fact that electricity generation facilities and transmission and distribution systems may be required in any location, we request the following policy/regulation:

"Electricity generation facilities and transmission and distribution systems are permitted in all designations/zones subject to any regulatory requirements for the utility involved".

5. In order to provide clarity with respect to the types of secondary uses that are compatible with hydro corridor lands, in accordance with the Provincial Secondary Land Use Program, we request the following wording to be added in Official Plans:

"Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor for the electricity transmission and distribution systems and that secondary uses require technical approval from Hydro One Networks Inc."

The requested policy would provide flexibility for future uses on hydro corridor lands. The inclusion of this policy offers clarity with respect to the types of secondary uses that are possible on hydro corridor lands, in accordance with the Provincial Secondary Land Use Program. Having these policies in place will also streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/IO for a secondary use. Additional information on the Provincial Secondary Land Use Program can be found at the following link: <https://www.infrastructureontario.ca/en/what-we-do/real-estate-services/surplus-properties-sales-program-overview/hydro-corridor--provincial-secondary-land-use-program/>

6. When policies and regulations specify that utility wires/cables should be buried, we request that the following wording be used:

“the burial of wires/cables for local electricity distribution purposes will be required only where possible and will be at the expense of the developer or proponent”.

Where applicable, IO and HONI are not responsible for the costs associated with burying wires/cables for local electricity distribution providers. Please note that the burial of wires for electricity **transmission** purposes is not feasible.

7. When policies and regulations specify that utilities should be screened, we request that the following wording be used:

“the screening of electricity generation facilities and transmission and distribution systems will be at the expense of the developer or proponent.”

IO and HONI are not responsible for the costs associated with screening electricity generation facilities and transmission and distribution systems.

8. When policies and regulations are developed to address future transportation corridors, we request that the following wording be used:

“planning for future transportation corridors should be undertaken in consultation with affected stakeholders including Hydro One Networks Inc. and Provincial Agencies.”

9. We request that any required setbacks from pipelines not apply to electricity generation facilities and transmission and distribution systems. Pipeline easements are often located in hydro corridors and we do not want any restrictions placed on the location of new or replacement hydro facilities/infrastructure or compatible secondary uses within the corridor.

We request that Infrastructure Ontario and Canacre Ltd. be informed of the Township of Adelaide Metcalfe Official Plan Review processes for the opportunity to comment further on matters related to hydro corridors, electricity generation facilities, and transmission and distribution systems. Infrastructure Ontario is also interested in reviewing and providing input on proposed policies that relate to other provincial lands in the municipality, if applicable, and would do so under separate cover at the time of an



update/review.

We thank you for considering our recommendations. Please do not hesitate to contact us if you have any questions.

Contact information as follows:

Joanna Craig

Planner

Infrastructure Ontario

1 Dundas St W, Suite 2000

Toronto, ON M5G 1Z3

Joanna.Craig@infrastructureontario.ca

Tel: 647-956-6703

Deniz Ogun

Manager, Planning

Canacre Ltd.

5520 Explorer Drive, Suite 201

Mississauga, ON L4W 5L1

honilup@canacre.com

Tel: (416) 548-8602 x2143

Kind Regards,

Deniz Ogun

Canacre Ltd.

Cc: Shadi Shenouda, HONI
Greg Gowan, HONI
Tejinder Singh, IO

DRAFT

Donna Elliott

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Monday, April 29, 2024 9:43 AM
To: Mike Barnier
Cc: Donna Elliott
Subject: Official Plan Review - Statutory Open House Notice

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for circulating Bell Canada on the Township of Adelaide Metcalfe's upcoming Open House as it relates to the Official Plan Review. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Have a great week.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | 📞 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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Donna Elliott

From: Mike Barnier
Sent: Monday, March 13, 2023 2:17 PM
To: Erin Besch; Abby Heddle; Donna Elliott
Subject: FW: Official Plan 5-Year Review

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: March 13, 2023 2:17 PM
To: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>
Subject: Official Plan 5-Year Review

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good afternoon Mike,

Thank you for circulating Bell Canada on the above noted Official Plan 5-Year Review. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any further specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future correspondence to circulations@wsp.com and should you have any questions, please contact the undersigned

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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DRAFT

Donna Elliott

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Wednesday, February 22, 2023 2:46 PM
To: Donna Elliott
Subject: RE: Notice of Public Meeting - Official Plan 5-Year Review

Importance: Low

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Thank you for your circulation on Notice of Public Meeting - Official Plan 5-Year Review. Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

Development Application Circulations

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Infrastructure and Policy Initiative Circulations

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.



wsp.com

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>
Sent: Wednesday, February 22, 2023 7:41:39 PM
To: Andrew Neely <aneely@adelaidemetcalfe.on.ca>; Arend Noordhof <anoordhof@adelaidemetcalfe.on.ca>; Arnie

Marsman <marsmana@middlesexcentre.on.ca>; bastcaro@cscprovidence.ca <bastcaro@cscprovidence.ca>; CA - Circulations <CA.Circulations@wsp.com>; Betty Ann MacKinnon <BMackKinnon@adelaidemetcalfce.on.ca>; CN Rail <proximity@cn.ca>; Coulter Cahill <ccahill@adelaidemetcalfce.on.ca>; Councillor Mike Brodie <mbrodie@adelaidemetcalfce.on.ca>; CPR Rail <real.estatecanada@cpr.ca>; CPR Rail (Josie) (Josie_Tomei@cpr.ca) <Josie_Tomei@cpr.ca>; Dan Parker <dparker@adelaidemetcalfce.on.ca>; Enbridge <notifications@enbridge.com>; Enbridge (Union Gas) <ONTLands@enbridge.com>; Erin Besch <ebesch@middlesex.ca>; French Public School Board <planification@csviamonde.ca>; Garrett Kingma <gkingma@adelaidemetcalfce.on.ca>; Hydro One <landuseplanning@hydroone.com>; Hydro One (Subdivision) <subdivision@HydroOne.com>; Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; London Catholic School Board <planning@ldcsb.ca>; Mayor Sue Clarke <sclarke@adelaidemetcalfce.on.ca>; Mike Barnier <mbarnier@adelaidemetcalfce.on.ca>; MMAH <Kay.Grant@ontario.ca>; OPG <Executivevp.lawanddevelopment@opg.com>; Rogers Canada <newdevelopment@rci.rogers.com>; Sun Canadian Pipelines <info@sun-canadian.com>; Thames Valley District School Board <planning@tvdsb.ca>; planning@scrca.on.ca <planning@scrca.on.ca>; Meghan Tydd-Hrynyk <mtydd-hrynyk@abca.ca>; ryan.mentley@ontario.ca <ryan.mentley@ontario.ca>; CA - Circulations <CA.Circulations@wsp.com>; clerk@northmiddlesex.on.ca <clerk@northmiddlesex.on.ca>; clerk@middlesexcentre.ca <clerk@middlesexcentre.ca>; ftranquilli@strathroy-caradoc.ca <ftranquilli@strathroy-caradoc.ca>; kkettler@southwestmiddlesex.ca <kkettler@southwestmiddlesex.ca>; jdenkers@brookealvinston.com <jdenkers@brookealvinston.com>; info@warwicktowship.ca <info@warwicktowship.ca>; administration@lambtonshores.ca <administration@lambtonshores.ca>; administration@county-lambton.on.ca <administration@county-lambton.on.ca>; mivanic@middlesex.ca <mivanic@middlesex.ca>

Subject: Notice of Public Meeting - Official Plan 5-Year Review

Please find attached Notice of Public Meeting for Official Plan 5-Year Review.

Regards,

Donna Elliott

Administrative Assistant
Township of Adelaide Metcalfe

T: 519-247-3687 Ext. 8201

E-Mail: delliott@adelaidemetcalfce.on.ca

Web: www.adelaidemetcalfce.on.ca

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April 24, 2024

Township of Adelaide Metcalfe
Planning Services
2340 Egremont Drive - RR #5
Strathroy ON N7G 3H6

Sent via email to: deliott@adelaidemetcalfe.on.ca

ATTN: Donna Elliott, Administrative Assistant

RE: This notification is for the presentation of the changes to the Township of Adelaide Metcalfe official plan located in Southwestern Ontario. The review took place during a required 5 year review period and a public open house is now being held on May 6, 2024 to present the changes to the public. In total there have been 15 amendments to the plan since its original approval in 2003. The official plan contains a great standard of pipeline policy that highlights an elevated degree of integration with pipeline operators.

Your File #: Official Plan Update

Our Reference #: ENB_R240412-001ON_TownshipOfAdelaide-Metcalfe_OPA

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquids Pipeline network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We request that this response package is provided in full to the landowner / applicant, as applicable, as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.

Description of Proposed Development

We understand that this application is for the presentation of the changes to the Adelaide Metcalfe official plan located in Southwestern Ontario. The township of Adelaide Metcalfe completed their 5-year review of the official plan and have completed edits to their official plan. They are required to present the changes to the public and will do so on May 6, 2024.

As demonstrated in **Attachment 01 | Approximate Location of Pipeline Infrastructure** the proposed Official Plan Update is covers the entirety of the township and includes lands where there are existing Enbridge transmission pipelines.

Assessment & Requirements

The Official Plan was reviewed, and appears to contain great policies and maps with respect to development in proximity of pipeline infrastructure, including:

- “Existing utility corridors are shown on Schedule “C” to this Plan. Development applications within 200 metres of a utility corridor shall be circulated to the appropriate utility for comment. In reviewing such applications, the Township will have regard for the “Guidelines for Development in the Vicinity of Oil and Gas Pipelines Facilities” produced by the Technical Standards and Safety Authority. The Zoning By-law will adopt minimum setbacks for development adjacent to the utilities.”
- Pipeline easements are shown on multiple plans within the official plan appendix and on schedule C they are clearly delineated.

Future Development Requirements

Although the Official Plan details a long-term future development vision, there are development requirements that will be mandatory at the subdivision and development stage that will be helpful to consider prior to application submission. Please review **Attachment 02 | Enbridge Development Requirements** for requirements for planning and development in proximity of pipelines. In addition, for more information about when written consent is required and how to submit an application, see **Attachment 03 | Enbridge Pipeline Crossing Guidelines**. For additional resources on safe development in proximity of Enbridge’s pipeline network please view [Enbridge’s Public Awareness Brochures](#) or visit the [Land Use Planning and Development website](#).

Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge’s pipelines and facilities. All future project notifications should be sent to notifications@Enbridge.com, while questions about the details of this letter may be sent to the contact listed below. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,

Oliver Prcic, BA, MPlan

Community Planner, B&A

403.692.4535 | oprcic@bastudios.ca

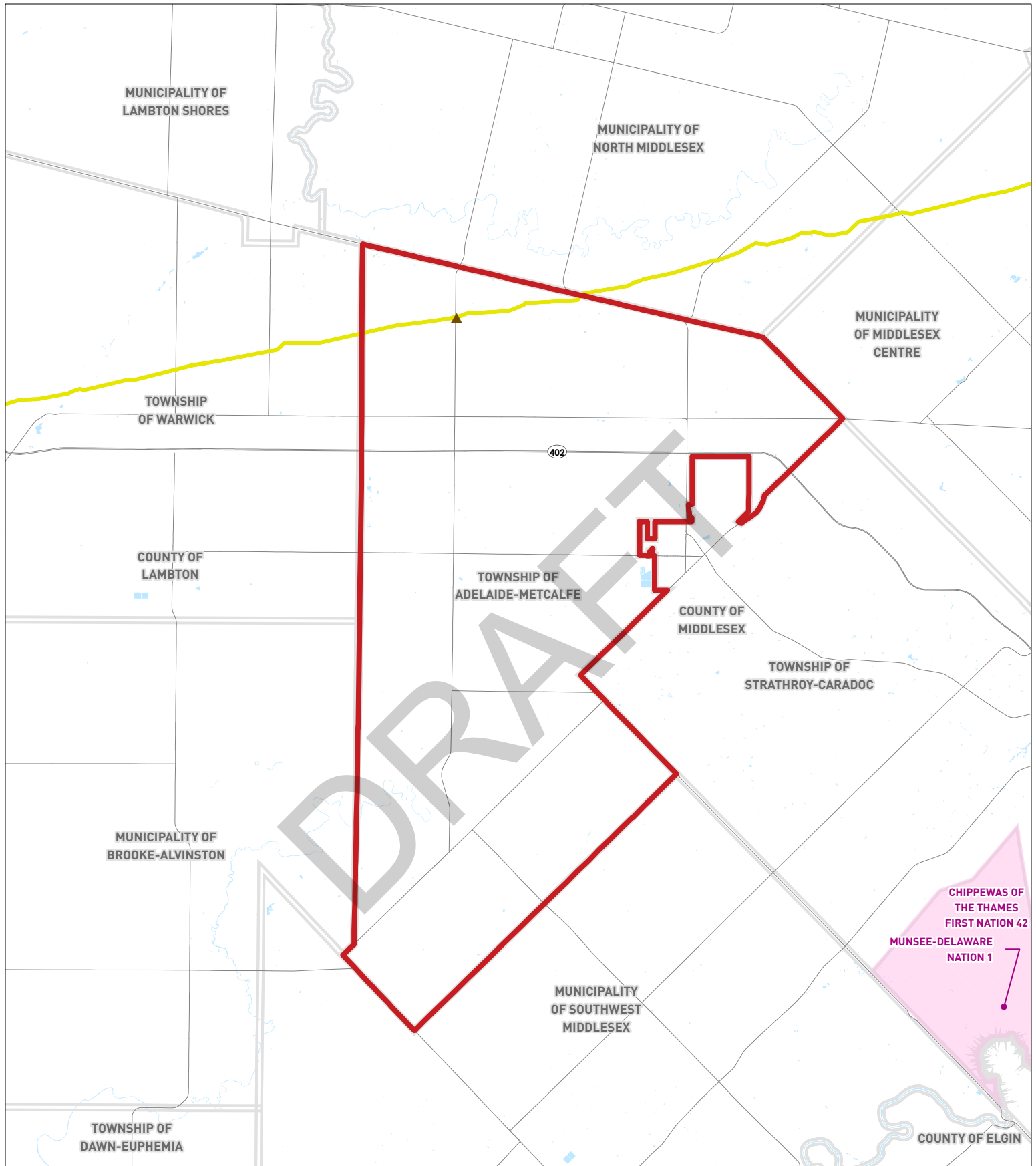
600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | www.bastudios.ca



Attachment 01

Approximate Location of Pipeline Infrastructure





Coordinate System: NAD 1983 UTM Zone 17N

Geographic Coordinates: -81.7121, 42.9446



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Major Road
- First Nation/Métis Settlement

- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- Waterbody

Regional Context

Municipal Plan

Township Of Adelaide-Metcalf

Referral ID: R240412-0010N



April 2024

0 1 2 3 4 kilometres
Date Saved: Apr 12, 2024

Map and data are conceptual and for informational and planning purposes only.



Geographic Coordinates: -81.7121, 42.9446



- ☐
- Municipality - Rural

Map and data are conceptual and for informational and planning purposes only.

Attachment 02

Enbridge Development Requirements



Attachment 02 | Enbridge Development Requirements

Definitions

- A **Right-of-Way (ROW)** is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.
- The **Prescribed Area** is an area of 30 m (100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a “controlled area” or “safety zone”.
- The **Pipeline Assessment Area** identifies lands on either side of a pipeline in which new development must be monitored by the pipeline operator. The requirement for and scope of this monitoring is governed by the Canada Energy Regulator (CER) and CSA Z662:19. Depending on the pipeline location, operator, and regulator this may also be known as the “notification zone”, “referral area” or “class location assessment area”.

Locating the Pipeline | Click Before You Dig

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must first request a locate service. To identify the precise alignment of the pipeline on the subject lands, Locate Requests can be made online, via mobile apps, or via phone (see table below),

The locate request must be made a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify Enbridge to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. Enbridge requests a minimum of five (5) business days’ notice for any work involving explosives.

Canadian One-Call Centres		
Province	Phone	Website
British Columbia	1.800.474.6886	www.bc1c.ca
Alberta	1.800.242.3447	www.utilitysafety.ca
Saskatchewan	1.866.828.4888	www.sask1stcall.com
Manitoba	1.800.940.3447	www.clickbeforeyoudigmb.com
Ontario	1.800.400.2255	www.ontarioonecall.com
Quebec	1.800.663.9228	www.info-ex.com
Nova Scotia & New Brunswick	1.800.344.5463	www.info-ex.com
Northwest Territories	Contact Enbridge Pipelines Inc. (1-867-587-7000)	
www.clickbeforeyoudiq.com		

Right-of-way

A right-of-way is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it:

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.
- Enbridge must have the ability to access Enbridge's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the Enbridge pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on Enbridge's pipeline right-of-way without the presence of an Enbridge representative.
- Storage of materials and/or equipment, grading or placing fill on Enbridge's pipeline right-of-way is not permitted without prior written consent from Enbridge.

Written Consent

Any proposed crossings of the pipeline right-of-way or ground disturbance within the Prescribed Area or pipeline right-of-way are subject to Enbridge's written consent in accordance with the Canadian Energy Regulator Act and regulations including the Canadian Energy Regulator Pipeline Damage Prevention Regulations as amended or replaced from time to time (or for pipelines contained within Alberta, the Pipeline Act (Alberta) and Pipeline Rules as amended or replaced from time to time).

The applicant will require Enbridge's written consent or a crossing agreement prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under an Enbridge pipeline right-of-way;
- Conducting any activity that would cause ground disturbance (excavation or digging) on an Enbridge's pipeline right-of-way or within 30m perpendicularly on each side from the centerline of Enbridge's pipe (the "Prescribed Area");
- The operation of a vehicle, mobile equipment or machinery across an Enbridge pipeline right-of-way; outside of the travelled portion of a highway or public road;
- Using any explosives within 300m of Enbridge's pipeline right-of-way.

For more information about when written consent is required and how to submit an application, please see [Attachment 03 | Enbridge Pipeline Crossing Guidelines](#).

Prescribed Area

The Prescribed Area is an area of 30 m (approximately 100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a "controlled area" or "safety zone".

For pipelines crossing provincial boundaries, Enbridge is regulated by the Canada Energy Regulator and is subject to the Canadian Energy Regulator Act and its regulations as amended or replaced from time to time.

- Section 335(1) of the Canadian Energy Regulator Act prohibits any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the Prescribed Area unless the construction or activity is authorized by the pipeline company.
- Section 335(2) of the Canadian Energy Regulator Act prohibits any person to operate a vehicle or mobile equipment across a pipeline unless the vehicle or equipment is operated within the travelled portion of a highway or public road or such operation is authorized under section 13(1) of the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations).

For pipelines contained within Alberta, Enbridge is regulated by the Alberta Energy Regulator and is subject to the Pipeline Act and Pipeline Rules as amended or replaced from time to time.

- As per the Alberta Energy Regulator, any person who plans to engage in an activity that causes a ground disturbance within the pipeline right-of-way must obtain the written consent of the pipeline company.

Crossings

- Written consent from Enbridge is required for all crossings of the pipeline.
- The written authorization request must include:
 - o Drawings with cross sections of the proposed new road and road widening to verify the depth of cover from both sides of the road.
 - o Drawings should include any new utilities that will cross the ROW.
- No vehicles or mobile equipment, including heavy machinery, will be permitted to cross Enbridge's pipeline right-of-way without the prior written consent of Enbridge. Please complete Enbridge's Equipment Specification and Data Sheet(s) to make an application for temporary equipment crossing including timeframe, type and weight of equipment per axle together with the name of the applicant, address, contact name and phone number/email.
- Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. **The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.**

Ongoing Activities

- Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.

Class Monitoring in the Pipeline Assessment Area

As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**.

- If a pipe replacement is necessary because of the proposed development, temporary workspace shall be granted to Enbridge on terms and conditions to be (or as) negotiated. This workspace will be adjacent to the existing pipeline right-of-way and may be up to a maximum of 15m wide on either or both sides. Grading or landscaping of the workspace is not permitted until the replacement has been completed.

Subdivisions

- Lot lines are not to be incorporated over Enbridge's pipeline right-of-way. If lot lines are incorporated over Enbridge's pipeline right-of-way, the owner agrees, in writing to include the following warning clause in all offers of sale and purpose and/or lease:
"Future residents are advised that Enbridge owns and operates _____ pipeline(s) within an _____ m pipeline right-of-way on the property. As a result, there are conditions that apply to various activities over the pipeline right-of-way that must be approved by Enbridge."
- All display plans in the lot/home sales office shall identify the Enbridge pipeline right-of-way-corridor within the proposed linear park block(s).

Structures and Setbacks

Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.

Other Development

Wells / Septic Systems

Wells or septic systems shall not be located on Enbridge's pipeline right-of-way. Construction of any septic system within 30m of the pipeline right-of-way requires prior written notification to Enbridge to ensure the septic bed will not adversely impact the integrity of the pipeline and pipeline right-of-way. Written consent from Enbridge must be received prior to the start of any work.

Aerial Power Lines

Aerial power lines crossing the pipeline right-of-way require aerial warning devices installed and properly maintained. No poles, pylons, towers, guys, anchors or supporting structures of any kind are permitted on the pipeline right-of-way.

Pathways, Fencing & Landscaping

Fencing Along ROW

- For development along an Enbridge right-of-way, permanent fencing shall be erected and maintained by the Developer at the Developer's cost along the limits of Enbridge's pipeline right-of-way. The fence erected must meet Enbridge's and the governing municipality's specifications concerning type, location and height. Any excavations for fence posts on, or within 30m of the pipeline must be done by hand or hydrovac. There shall be no augers operated on the pipeline right-of-way. The Developer shall notify Enbridge three business (3) days prior to any excavation for fence posts located on or within 30m of the pipeline.
- Limits of the pipeline right-of-way parallel to the pipeline shall be delineated with permanent fencing to prevent gradual encroachment by adjacent landowners. Suitable barriers shall be installed at all road accesses to prevent unauthorized motor vehicles from entering Enbridge's pipeline right-of-way.
- Enbridge's written consent must be obtained and One Call notifications must be completed prior to any fence installations.

Landscaping

No landscaping shall take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines, as follows:

- The landowner / developer shall ensure a 5m continuous access way in the pipeline right-of-way is provided for the Enbridge repair crews.

In order to maintain a clear view of the pipeline for the purposes of right-of-way monitoring, which is required by federal regulation, trees and shrubbery planted in proximity to the pipeline must meet the following criteria:

- Enbridge permits the following vegetation within the pipeline right-of-way: Flowerbeds, vegetable gardens, lawns and low shrubbery (under 1 m in height), and
- The mature growth height of vegetation does not exceed 1.5 m (5 ft) at maturity and must maintain a minimum distance of 3 m (10 ft) from the nearest pipeline.

Pathways / Trails

No pathways shall be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements:

- A pathway crossing Enbridge's pipeline right-of-way shall be installed as close as possible to a ninety (90) degree angle to the Enbridge pipeline(s).
- The width of the pathway shall not exceed 3m.
- A parallel pathway within Enbridge pipeline right-of-way shall maintain a minimum 5m separation from the edge of the Enbridge pipeline(s).
- Enbridge's pipeline(s) must be positively identified at certain intervals as directed by Enbridge's representative for parallel installation.
- Enbridge shall install pipeline markers at all road, pathway and other crossings throughout the development area at Developer's cost.

Drainage and Erosion

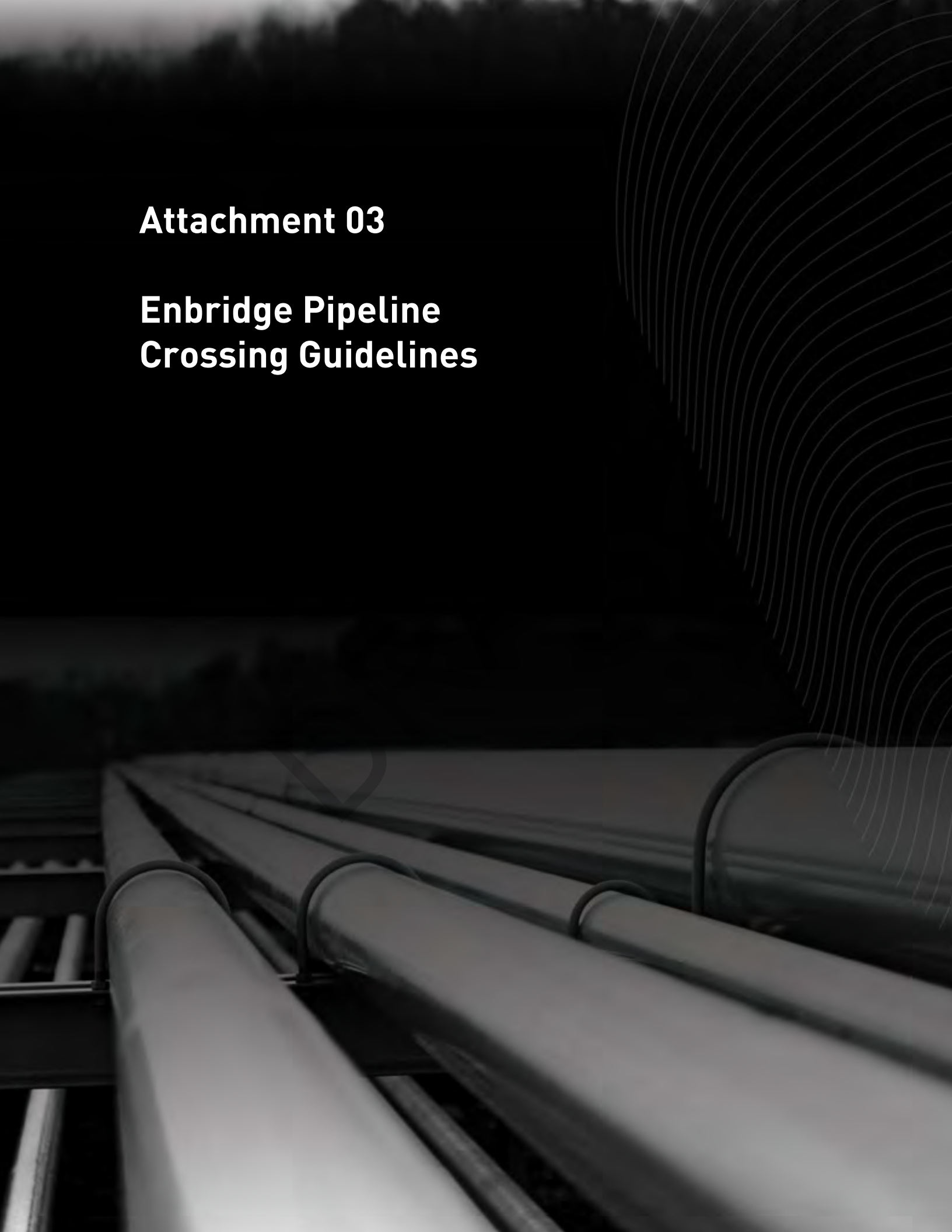
- The Developer shall ensure drainage is directed away from the pipeline right-of-way so that erosion will not adversely affect the depth of cover over the pipeline(s).
- Any large-scale excavation adjacent to the pipeline right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the pipeline right-of-way.
- Depth of cover over Enbridge pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.

Construction

- During construction of the site, temporary fencing must be erected and maintained along the limits of the pipeline right-of-way by the Developer to prevent unauthorized access by heavy machinery. The fence erected must meet Enbridge's specifications concerning type, height and location. The Developer is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction. The Developer is responsible for the cost of material, installation and removal.
- Original depth of cover over the pipeline(s) within Enbridge's pipeline right-of-way shall be restored after construction. This depth of cover over the pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.
- In the event Enbridge's pipeline(s) suffer contact damage or other damage as a result of construction, work shall stop immediately and Enbridge to be immediately notified.

Liability

In no event shall Enbridge be liable to the developer and/or landowner(s) for any losses, costs, proceedings, claims, actions, expenses or damages (collectively "Claims") the Developer and/or landowner(s) may suffer or incur as a result of or arising out of the presence of Enbridge pipeline(s) and/or operations on the pipeline right-of-way. The Developer and/or landowner(s) shall be responsible for all costs and expenses incurred to install, repair, replace, maintain or remove the Developer's and/or landowner(s) installations on or near the pipeline right-of-way and shall indemnify and save harmless Enbridge from all Claims brought against, suffered or incurred by Enbridge arising out of the activities of the Developer and/or landowner(s) in respect of the development or arising out of the presence, operation or removal of the Developer's and/or landowner(s) installations on or near Enbridge's pipeline right-of-way.



Attachment 03

Enbridge Pipeline Crossing Guidelines

Enbridge Pipeline Crossing Guidelines, Canada

Application Guidance Details
May 2020 v2.0

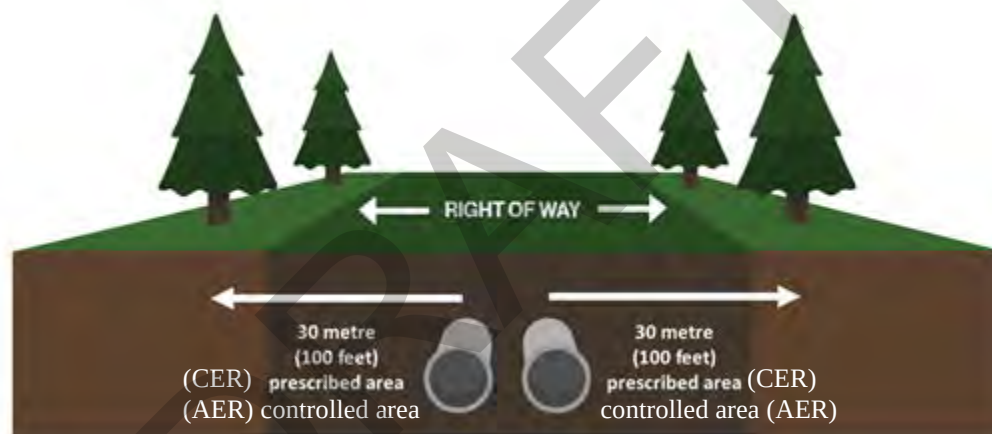
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Application Guidance Details

1. WHO REQUIRES CONSENT?

Consent is governed by the Canada Energy Regulator (CER) for interprovincial or international (federally regulated) pipelines and the Alberta Energy Regulatory (AER) for intra-provincial (provincially regulated) pipelines within the Province of Alberta. To ensure our pipelines and facilities operate safely written consent from Enbridge must be obtained in Canada before any of the following occur:

- ❖ Construction or installation of a new facility across, on, along or under Enbridge's pipeline and/or right-of-way;
- ❖ Ground disturbance activities in the prescribed area (CER) or controlled area (AER) which extends 30m from each side of the centerline of the pipeline;
- ❖ Operation or movement of vehicles, mobile equipment or machinery across Enbridge's right-of-way, outside of the travelled portion of a highway or public road;
- ❖ Using explosives within 300m of Enbridge's pipeline right-of-way;
- ❖ Use of the prescribed area or controlled area for storage or workspace purposes;
- ❖ Subdivision development across, on, along or over Enbridge's pipeline and/or right-of-way;
- ❖ Landowners wishing to install agricultural drainage tile across, on, along or under Enbridge's pipeline and/or right-of-way.



Activities that cause a ground disturbance include, but are not limited to, the following:

- | | |
|---------------------------|---|
| ❖ digging | ❖ clearing and stump removal |
| ❖ excavation | ❖ subsoiling |
| ❖ trenching | ❖ blasting/using explosives |
| ❖ ditching | ❖ quarrying |
| ❖ tunneling | ❖ grinding and milling of asphalt/concrete |
| ❖ boring/drilling/pushing | ❖ seismic exploration |
| ❖ augering | ❖ driving fence posts, bars, rods, pins, anchors or pilings |
| ❖ topsoil stripping | ❖ plowing to install underground infrastructure |
| ❖ land levelling/grading | ❖ crossing of buried pipelines or other underground infrastructure by heavy loads off the travelled portion of a public roadway |
| ❖ tree or shrub planting | ❖ installing agricultural drainage tile |

Under section 2 of the Canadian Energy Regulator Act, ground disturbance does not include:

- ❖ Cultivation to a depth of less than 45cm below the surface of the ground
- ❖ Any activity to a depth of less than 30cm and that does not result in reduction of the depth of earth cover over the pipeline less than that approved at time of construction

2. CROSSING A PIPELINE WITH AN AGRICULTURAL VEHICLE OR MOBILE EQUIPMENT

For pipelines regulated by the Canada Energy Regulator, the *Canadian Energy Regulator Pipeline Damage Prevention Regulations – Authorizations* provides that persons operating agricultural vehicles or mobile equipment across pipelines may do so in low-risk areas, under certain conditions:

- ❖ the loaded axle weight and tire pressures of the vehicle or mobile equipment are within the manufacturer's approved limits and operating guidelines; AND
- ❖ the point of crossing has not been the subject of a notification from the pipeline company that crossing at that location could impair the pipeline's safety or security.

This applies to vehicles or mobile equipment used for agricultural activities in the production of crops and the raising of animals and includes pasturing and cultivation activities such as tillage, plowing, disking and harrowing.

For pipelines regulated by the Alberta Energy Regulator, the *Pipeline Regulation (under the Pipeline Act)* provides that persons operating vehicles or equipment used for farming operations; or use of off-highway vehicles [as defined in section 117(a)(iii) to (viii) of the Traffic Safety Act] or use of private passenger vehicles (as defined in section 1(1)(jj) of the Traffic Safety Act) less than $\frac{3}{4}$ ton may temporarily cross over an AER regulated pipeline without further approval from Enbridge.

However, if neither of the above requirements can be met then an application must be submitted to Enbridge for further review and processing.

3. HOW TO APPLY FOR ENBRIDGE CONSENT

The applicant must submit a written request, either by completing the Application Form (attached) or a letter with equivalent information, together with the applicable drawing(s) to the respective Enbridge crossings department as set out in the *Contact Us* section of this document.

The drawing(s) must be prepared in accordance with the minimum standards as set out in the *Drawing Requirements* section of this document.

Enbridge's Equipment Specification and Data Sheet (attached) must also be completed for any vehicle/ mobile equipment crossing applications.

For federally regulated pipelines, the applicant may petition the Commission for approval of construction activity if:

- ❖ the applicant cannot comply with the terms and conditions as set out in the company's written consent;
- ❖ the applicant feels the terms and conditions in the company's written consent are excessive; or
- ❖ If the company refused to grant approval to the applicant for reasons of pipeline integrity, public safety or company policy.

An application can be filed with the Commission by writing to:

Secretary of the Commission
Canada Energy Regulator
Suite 210, 517 – 10th Ave SW
Calgary AB T2R 0A8
Phone: 1-877-288-8803
Online: www.cer-rec.gc.ca

Applications may be filed with the Commission by mail, courier or facsimile by calling the toll-free number at 1-877-288-8803. Applications can also be uploaded through the CER's Applications and Filings Portal on the CER website at Home / Applications and Filings / Submit Applications and Regulatory Documents / File under the CER Act / OPR: CER Act – Guide C (<http://www.cer-rec.gc.ca/ppctnflng/sbmt/nbpr-eng.html>).

4. DRAWING REQUIREMENTS

The following represents the minimum information that is required to be shown on the drawing(s) in order for Enbridge to review your application. Dimensions must be shown on the drawing(s) and may be done in either imperial or metric units (if metric, then to one decimal point).

NOTE: incomplete drawings and/or an incomplete application will be rejected back to the applicant.

(a) Permanent Installations

All proposed permanent installation drawings MUST contain the following items:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area including:
 - ❖ Lot lines, road limits
 - ❖ Proposed facilities (including curbs, footing, guard rails, guy wires, poles, fences, etc.) with tie dimensions to lot survey line preferably along pipeline and/or right-of-way boundary
 - ❖ Location of cathodic test lead terminals (if applicable);
7. Cross section view and/or profile view including:
 - ❖ For surface structures, show profile along pipeline(s) with highest elevation
 - ❖ For underground facilities show profile along facility
 - ❖ Property lines, pipeline(s) and depth of cover
 - ❖ All underground facilities must maintain an even elevation across the entire width of right-of-way except for gravity type facilities or those facilities installed by HDD;
 - ❖ Drill path plan for HDD installations
 - ❖ Unsupported span (m) of Enbridge pipeline for open cut installations
8. Crossing Angle;
9. Crossing location circled in red;
10. Identify all affected Enbridge facilities, right-of-way(s) and pipeline markers;
11. Method of Installation (MOI) (**Refer to Interpretation/Definitions section*);
12. Minimum Clearance (**Refer to Interpretation/Definitions section*);
13. Facility specifications:
 - ❖ PIPE/CABLE: pipe diameter, pipe material, product conveyed, cable size, if cable is within a conduit, conduit material, cable voltage; unsupported span (meters) of existing pipeline if MOI is open cut;
 - ❖ ROAD: width of road, cover at ditch, cover at center of road, surface material, road type/use; design loading calculation; indicate if any Government or Provincial setback requirements
 - ❖ OVERHEAD POWER: pole number(s), location of pole/guy wire/anchors/etc., method of installation of pole/guy wire/anchors/etc., horizontal clearance to pipe from proposed pole/guy wire/anchors/etc., vertical clearance to ground/grade, voltage, type of power (AC/DC), AC mitigation plan may be required;
 - ❖ PIPE RACK: height of pipe rack, pile location(s), pile clearance to Grantor's facility, pile installation method; alternate access route provided for rural locations
 - ❖ DRAINAGE TILE: location of tiles and incremental cost analysis.
14. Complete the Equipment Specification and Data Sheet, when required.

(b) Temporary Activities

All temporary drawings MUST contain the following:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area;
7. Temporary activities location circled in red;
8. Identify all affected Enbridge facilities, right of way(s) and/or PLA/easement ownership;
9. Facility specifications:
 - ❖ **WORKSPACE:** location, measurement of workspace, purpose;
 - ❖ **ACCESS OF ROW:** location, kilometer usage of ROW, width of access; egress/ingress points, complete the Equipment Specification and Data Sheet (attached);
 - ❖ **EQUIPMENT CROSSING:** complete the Equipment Specification and Data Sheet (attached);
 - ❖ **ROAD USE:** indicate road(s) to be utilized, km usage, reason required, frequency of use; complete the Equipment Specification and Data Sheet (attached);
 - ❖ **GEOPHYSICAL:** project/prospect name, number of reading units/lines, type of source, CER approval required (Y/N).

5. INTERPRETATION / DEFINITIONS

For crossing application purposes, Enbridge defines the following as:

Grantee means the applicant or the facility owner; a company, a person, a municipality or government body, etc.

Method of Installation means OPEN CUT or HDB or HDD; all defined as follows:

OPEN CUT

Enbridge defines open cut as trench methodology wherein access is gained to the required level underground for the proposed installation, maintenance or inspection of a pipe, conduit or cable. The excavated trench is then backfilled and the surface restored.

HORIZONTAL DIRECTIONAL BORE (HDB)

Enbridge defines horizontal directional bore as meeting ALL of the following:

- (a) The designed horizontal distance of the crossing shall be less than or equal to 150m (500ft) in length; AND
- (b) The depth of the pipeline installation shall be limited to 8m (25ft) to the centre (cross-section) of the pilot hole and measured to the corresponding surface location; AND
- (c) Straight alignment in the horizontal plane; AND
- (d) Pilot bit is steerable and trackable.

HORIZONTAL DIRECTIONAL DRILL (HDD)

Enbridge defines horizontal directional drill as an *HDB* that DOES NOT meet all of the criteria for an *HDB*. An *HDD* will satisfy some but not all of: a, b and c above and will satisfy d.

Minimum Clearance means the required distance between the existing Enbridge facility and the proposed facility based on the selected *Method of Installation*.

Minimum clearance required for installation ABOVE Enbridge facility by OPEN CUT is 0.3m
Minimum clearance required for installation BELOW Enbridge facility by OPEN CUT is 0.6m
Minimum clearance required for installation BELOW Enbridge facility by HDB is 1.0m
Minimum clearance required for installation BELOW Enbridge facility by HDD is 3.0m
Minimum clearance required for road installation from bottom of ditch to top of Enbridge facility is 0.9m and from centerline of road to top of Enbridge facility is 1.2m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>uncased</i> facility is 1.83m and from centerline of rail bed to top of Enbridge <i>uncased</i> facility is 3.05m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>cased</i> facility is 0.91m and from centerline of rail bed to top of Enbridge <i>cased</i> facility is 1.68m

6. WRITTEN CONSENT

After applying for written consent, Enbridge will review the proposed installation and/or temporary activities application in order to ensure that the proposed work will not pose a risk to existing Enbridge facilities, as well as, to ensure that any access required to existing facilities for maintenance or in an emergency situation will not be impeded.

Some applications may require further engineering assessment which will require additional time to review the proposed installation and/or temporary activities prior to Enbridge issuing consent. All efforts will be made to provide an agreement within an appropriate timeframe, however, please ensure that your application request is submitted with ample lead time.

7. CONTACT US

To obtain written consent from Enbridge, please contact the respective office as set out below:

REGION	CONTACT INFORMATION
LIQUIDS PIPELINES - WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	Lands & ROW 330, 10180 – 101 Street Edmonton AB T5J 3S4 Email: crossingrequests@enbridge.com Phone: 780-378-2228
LIQUIDS PIPELINES - EASTERN CANADA (Ontario and Quebec)	Lands & ROW 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2 Email: est.reg.crossing@enbridge.com Phone: 1-800-668-2951
GAS PIPELINES / STORAGE - BRITISH COLUMBIA	Lands & ROW 200, 425 – 1 Street SW Calgary AB T2P 3L8 Email: crossings@enbridge.com Phone: 587-747-6538

GAS STORAGE - ONTARIO	3501 Tecumseh Road Mooretown ON N0N 1M0 Email: chris.pincombe@enbridge.com Phone: 519-862-6092
GAS PIPELINE - ALLIANCE	Lands & ROW 600, 605 – 5 Ave SW Calgary AB T2P 3H5 Email: crossings@alliancepipeline.com Phone: 403-266-4464

For more information on Enbridge Gas Distribution please click the link: <https://www.enbridgegas.com/gas-safety/pipeline-safety.aspx>

8. ONE CALL CENTRES

Before putting a shovel in the ground, whether it is in your backyard or a commercial jobsite, please do a locate request to safely identify any buried utility lines at www.clickbeforeyoudig.com.

Your local one call centre can also be reached by phone as shown below:

CALL OR CLICK BEFORE YOU DIG!! Contact your respective one-call centre	
British Columbia https://www.bconecall.bc.ca/ 1-800-474-6886	Alberta http://albertaonecall.com 1-800-242-3447
Saskatchewan www.sask1stcall.com 1-866-828-4888	Manitoba http://www.clickbeforeyoudigmb.com/ 1-800-940-3447
Ontario www.on1call.com 1-800-400-2255	Quebec www.info-ex.com 1-800-663-9228
Northwest Territories 1-867-587-7000 Or contact the pipeline company directly	

9. REGULATORS

In Canada, Enbridge has pipelines that are regulated by both the federal government and provincial governments. For more information on any of the regulators please visit their respective website.

Canada Energy Regulator: www.cer-rec.gc.ca

Alberta Energy Regulator: www.aer.ca

10. DEVELOPMENT ON OR NEAR THE RIGHT-OF-WAY

Enbridge should be consulted early in the design phase with regards to proposed subdivisions, roads and utilities, and municipal landscaping.

Subdivisions – Enbridge highly recommends that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Roads may be permitted to cross and/or run parallel to the right-of-way but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). Enbridge will review the location of utilities which are often proposed within the road allowance.

Landscaping – Projects such as pedestrian pathways may be permitted as long as they do not impede Enbridge's access along its right-of-way for operational and/or maintenance activities. Enbridge's written consent will specify the permitted landscaping requirements.

11. DAMAGE PREVENTION

Enbridge's underground facilities must be positively identified, to Enbridge's satisfaction, prior to the start of any proposed construction activities.

Enbridge's representative(s) have the authority to stop work at any time due to safety, environmental or operational concerns and/or unforeseen circumstances or emergency situations.

****IMMEDIATELY NOTIFY ENBRIDGE IF YOU COME INTO CONTACT WITH THE PIPE! ****

As a small scratch or dent in the pipeline's coating can impact long term safety of the pipeline and must be assessed by Enbridge.

Please note that obstacles or un-approved above ground installations located on an Enbridge right-of-way, such as sheds, trailers, boats and pools can interfere with Enbridge's access of their right-of-way. Permanent structures on the right-of-way are NOT permissible.

Enbridge must be contacted before conducting any blasting activities within 300m of the pipeline right-of-way so that Enbridge can review the proposed plans in order to see if there might be potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40m of a federally regulated pipeline right-of-way requires permission from the Canada Energy Regulator.

12. EMERGENCY SITUATIONS

In an emergency situation please provide as much notice, as is practicable, to Enbridge prior to commencement of any construction, excavation, installation or temporary crossing of existing pipelines and/or right-of-ways in order to access the emergency site.

Enbridge classifies an emergency situation as:

- ❖ A risk to human life;
- ❖ Required emergency repairs of public services; or
- ❖ To contain an environmental emergency.

In an emergency situation please call: **1-877-420-8800** (toll free) and/or contact your local One Call provider at the numbers listed in section 8.

DISCLAIMER: THESE GUIDELINES ARE INTENDED TO PROVIDE USEFUL CROSSING APPLICATION GUIDANCE INFORMATION TO THE APPLICANT. SUBMISSION OF AN APPLICATION MEETING THE REQUIREMENTS AS SET OUT HEREIN DOES NOT CONSTITUTE WRITTEN CONSENT FROM ENBRIDGE. ALL APPLICATIONS WILL BE REVIEWED BY ENBRIDGE TO DETERMINE WHETHER THE APPLICATION WILL BE APPROVED.

APPLICANT INFORMATION**Grantee* Full Legal Name for Agreement:****Regulator:****Other:****Grantee Address for Service:****Grantor/Enbridge Entity****Application by Broker/Land Consultant**Yes ☐ No ☐**Broker/Land Consultant Name:****Contact Person Name:****Contact Person Phone Number:****File Number:****Broker/Land Consultant Address:****CROSSING INFORMATION****Expected construction start and end date(s):****Permanent Installation** ☐**Temporary Activities** ☐Crossing ☐Drainage Tile ☐Pole/Pile Installation ☐Other ☐Workspace ☐Equipment Crossing ☐Access of ROW ☐Geophysical ☐Road Use ☐Proximity ☐Other ☐**Location indicator including affected legal land description(s), PIN and GPS Coordinates (Latitude and Longitude Decimal Degree):****Grantor's Affected Disposition(s) (Alberta) (i.e. PLA # or License # or Line #):****Grantee's Field Contact Information:**

Name:

Phone:

Email:

Details of Grantee's Proposed Permanent Installation and/or Purpose of Temporary Activities**Method of Installation*** *(For permanent installations)*Open Cut ☐ HDB ☐ HDD ☐**Drawing(s) Attached**Yes ☐ No ☐**Drawing Requirements Met ***Yes ☐ No ☐**Equipment Specification and Data Sheet Attached ***Yes ☐ No ☐ N/A ☐**Notes/Additional Information:****SUBMIT TO:**

LIQUIDS PIPELINES WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	LIQUIDS PIPELINES EASTERN CANADA (Ontario and Quebec)
Department: Lands & ROW	Department: Lands & ROW
Address: 330, 10180 – 101 Street Edmonton AB T5J 3S4	Address: 1 st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2
Email: crossingrequests@enbridge.com	Email: est.reg.crossing@enbridge.com

Equipment Specification and Data Sheet(s)



In order to properly conduct an analysis on the requested crossing the following general information and appropriate data sheets are required to be completed.

Steps:

1. Complete the *Applicant – Information and Details* document for each crossing application
2. Add and complete the *Data Sheet – Equipment or Vehicle with Tires* for EACH piece of equipment
3. Add and complete the *Data Sheet – Equipment with Tracks* for EACH piece of equipment
4. Return fully completed general information and data sheets and any other pertinent information

Applicant Information

Applicant Name:	
Applicant Contact Person Name:	
Email:	
Phone Number:	
Applicant Reference/File Number:	

Details

Description and Purpose of Crossing:			
Location Indicator (legal land description, PIN, etc.)			
GPS Coordinates:(Latitude and Longitude Decimal Degree)			
Duration:	Temporary ☐	Permanent ☐	
Start Date:		End Date:	
Equipment or Vehicle with Tires:	Yes ☐	No ☐	Datasheet: ☐
Equipment with Tracks:	Yes ☐	No ☐	Datasheet: ☐

Save Form

Reset Form

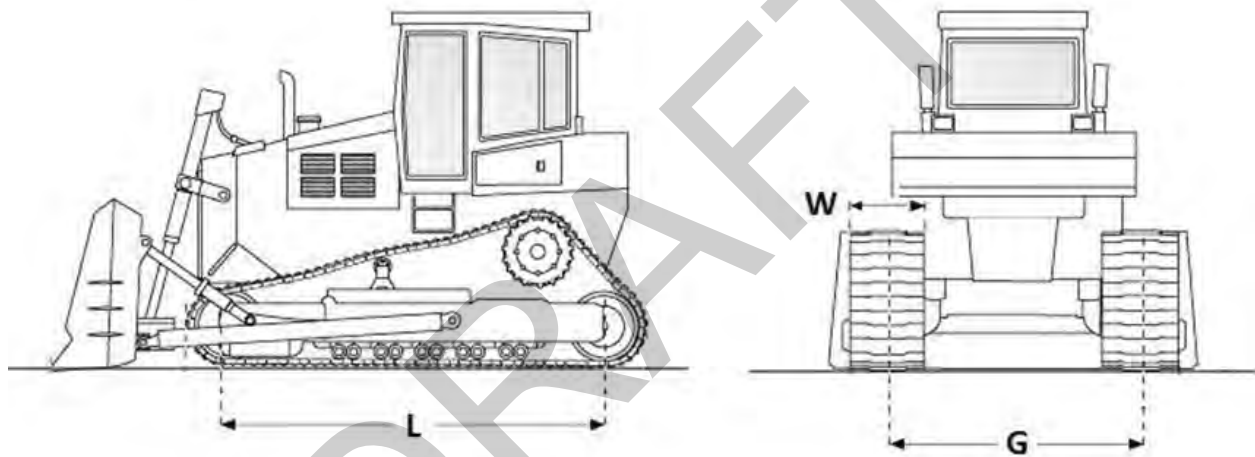
Data Sheet – Equipment with Tracks

Complete this data sheet for each piece of equipment with tracks.

Equipment with Tracks

INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:		Weight Unit	
	Track Shoe Width (refer to W below)	Track Length on Ground (refer to L below)	Track Gauge (on center) (refer to G below)
Units	Select Unit	Select Unit	Select Unit
Track			



Add Page

Delete Page

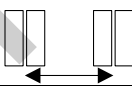
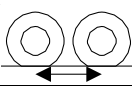
Data Sheet – Equipment or Vehicle with Tires

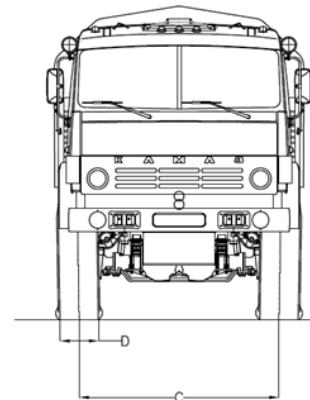
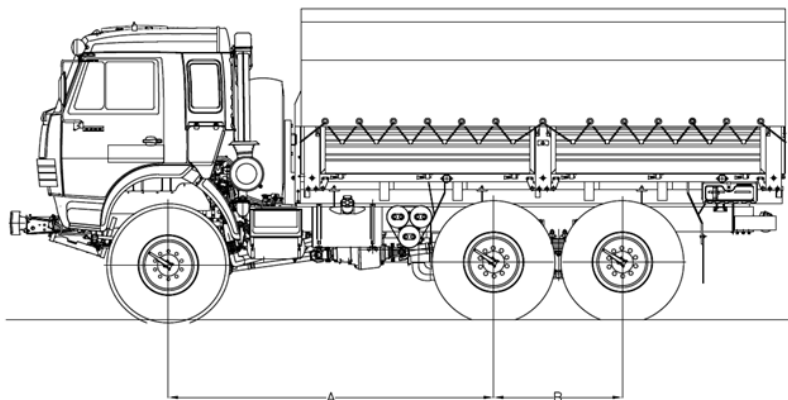
Complete this data sheet for **EACH** piece of equipment or vehicle with tires.

EXCLUSION: pick up trucks of one ton or less

Equipment or Vehicle with Tires

INDICATE UNITS

Manufacturer:						
Model:						
Equipment Description:						
Fully Loaded Gross Vehicle Weight:					Weight Unit	
Road legal without overweight permit?		Yes ☐			No ☐	
Axle	Maximum Loaded Weight PER Axle	Number of Tires PER Axle	Tire Width (refer to D below)	Tire Pressure	Distance between Tire Set Centerlines (refer to C below) 	Centerline Distance to Previous Axle (refer to A below) (refer to B below) 
Units	Select Unit		Select Unit	Select Unit	Select Unit	Select Unit
Steering						
2 nd						
3 rd						
4 th						
5 th						
6 th						
7 th						



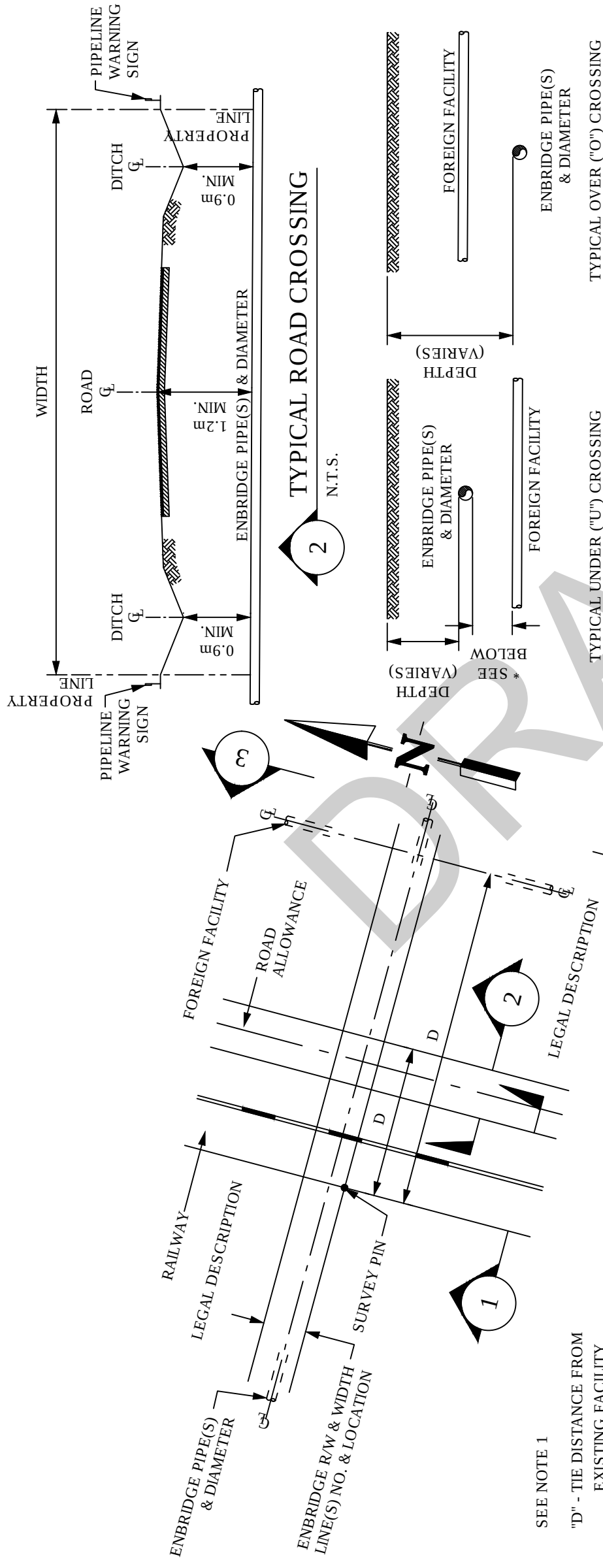
Add Page

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NOTE:

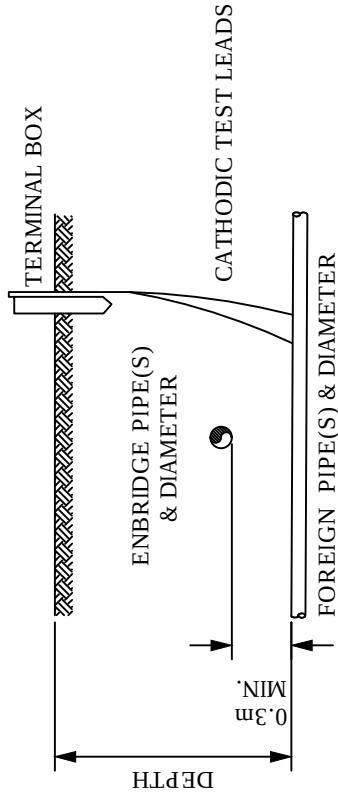
1. ENBRIDGE PIPELINES
OPERATE UNDER HIGH PRESSURE
THEREFORE ENBRIDGE
REPRESENTATIVE(S) MUST BE
PRESENT DURING CONSTRUCTION.

2. THIS DRAWING IS FOR
REFERENCE ONLY. ACTUAL SITE
DETAILS OR REQUIREMENTS MAY
VARY.



TYPICAL FACILITY CROSSING

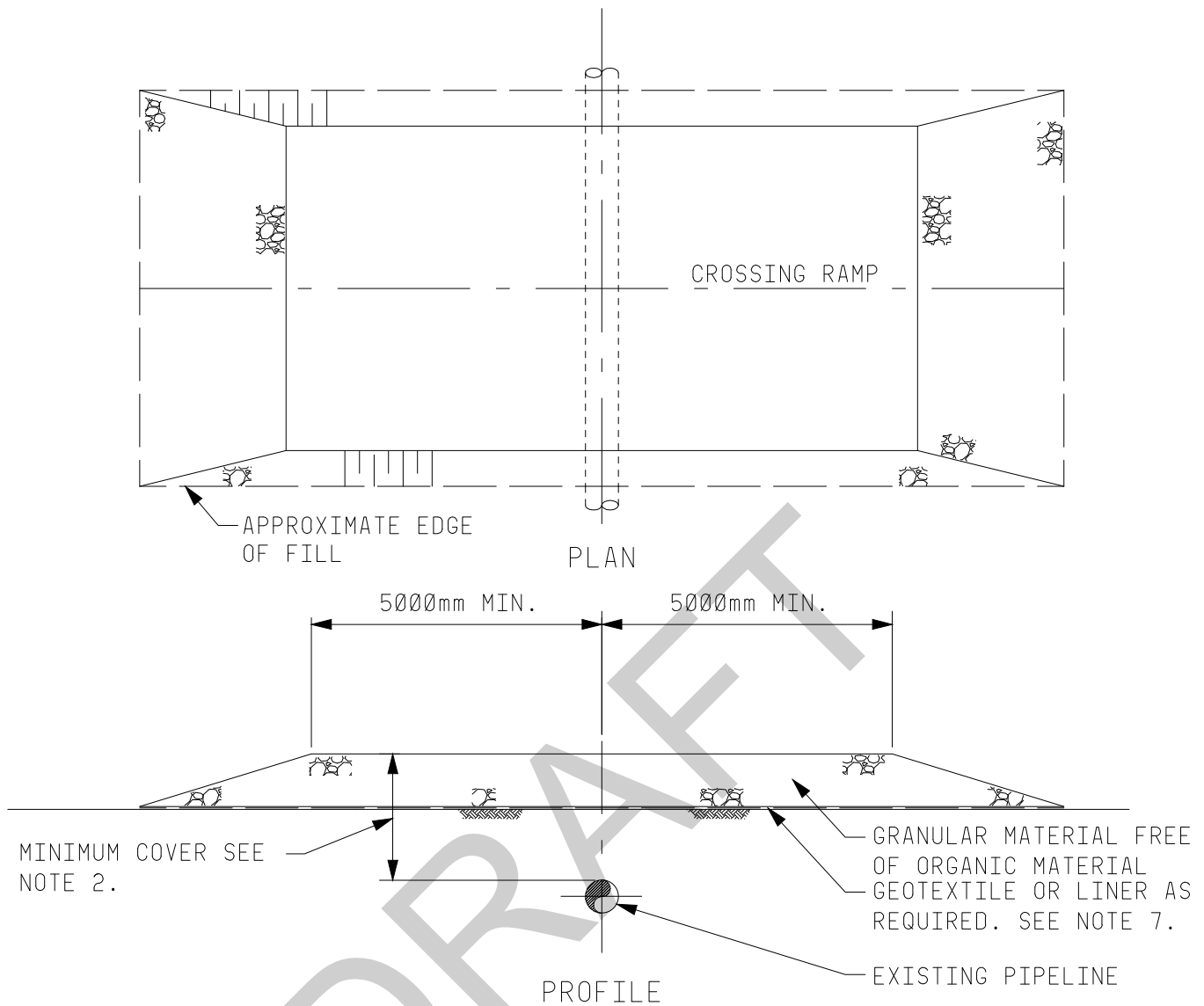
* MINIMUM CLEARANCE:



REFERENCE DRAWINGS					
3.	AS BUILT INTERIOR DRAFTING DR644	02 AUG 18	RUB	END	
2.	REVISIONS ISSUED C-105-R25-0-0 & REVISED AS PER STANDARDS UPDAT	07 JUL 13	DMD/D	DMD/D	
1.	REVISED AS PER OPERATIONS INFORMATION	05 MAY 10			
REV NO	DESCRIPTION	DATE	CHK	APPR	
		BY			

↑ FOREIGN PIPE(S) & DIAMETER

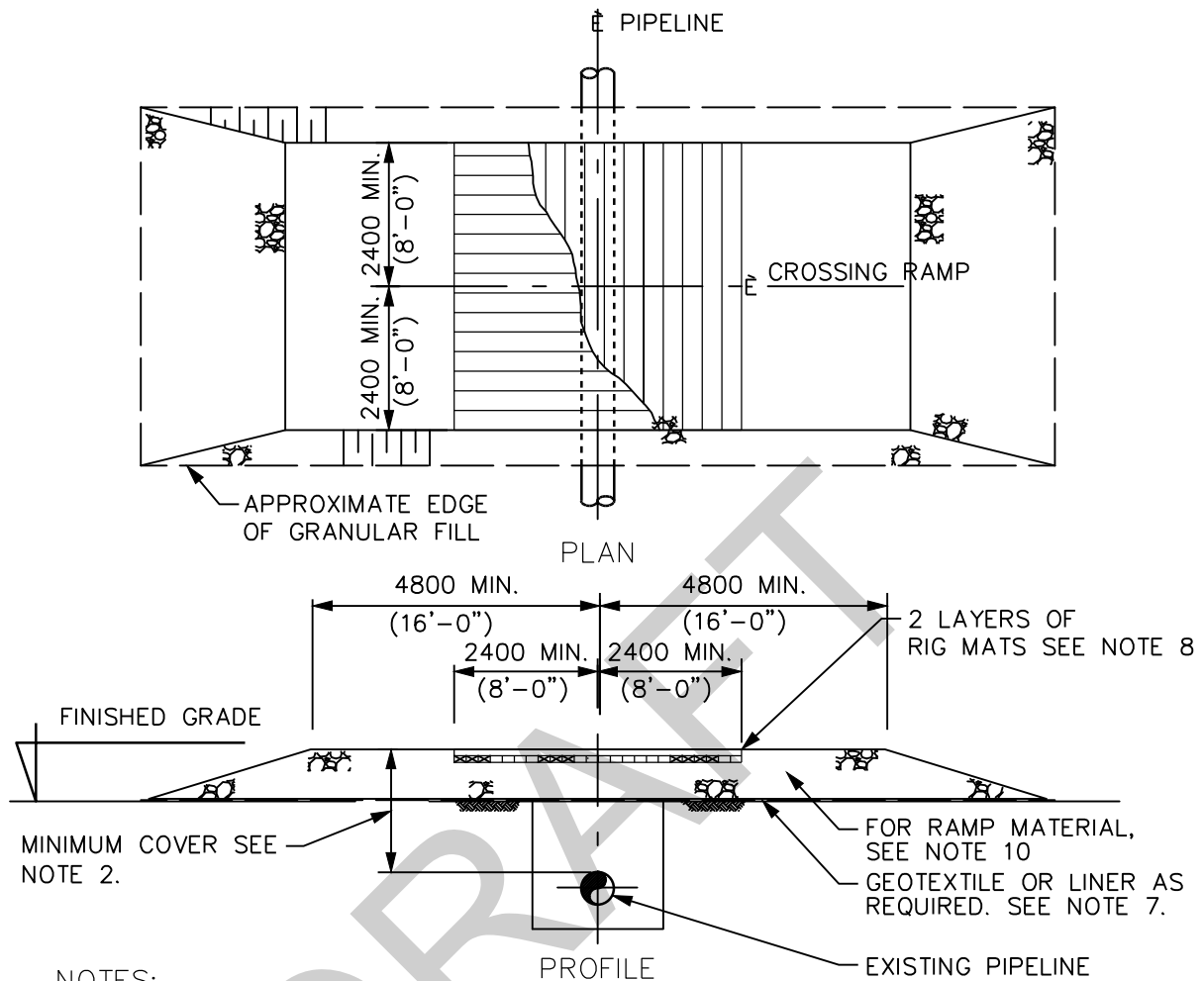
CANADA		ENG.: HCFRST	ENB APPR.: GAF/ALDER
BY:ME	CHK: EH	SCALENT'S	STATUS: AS BUILT
DWG NO.:		REV NO.:	



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
8. REFER TO DRAWING A-1.8-43105 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43105 POUR VERSION FRANCAISE.

A-1.8-43105-0		TYPICAL DESIGN DETAIL	
REFERENCE DRAWINGS			
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	2019 JAN 11 MM	BLB ENB
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18 BLB	GB ENBRIDGE
REV NO.	REVISION DESCRIPTION	DATE BY	CHK APPR.
COPYRIGHT © THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.			
ENBRIDGE			
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH EARTH			
BY: GB	CHK: GG	ENG. :	ENB APPR.
DATE: 14 FEB 18	SCALE: NTS	STATUS: AS BUILT	
DWG. NO.:	A-1.8-42872-0		REV. NO. 2



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED DURING SPRING, SUMMER AND FALL SEASONS.
8. RIG MATS SHALL BE STAGGERED OR PLACED IN A PERPENDICULAR ORIENTATION FROM THE PREVIOUS LAYER SO THAT THE EDGES DO NOT LINE UP
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED
10. SNOW OR ICE CAN BE USED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
11. REFER TO DRAWING A-1.8-43106 FOR FRENCH VERSION.
REFERE AU DESSIN A-1.8-43106 POUR VERSION FRANCAISE.

A-1.8-43106-0				TYPICAL DESIGN DETAIL			
REFERENCE DRAWINGS							
3	AS BUILT DR. IDR 743	20 JUN 19	MF	AE	ENB		
2	FRENCH TRANSLATION REFERENCE	11 JAN 19	MM	BLB	ENB		
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18	BLB	GB	ENBRIDGE		
REV. NO.	REVISION DESCRIPTION	DATE	BY	CHK	APPR.		
COPYRIGHT IS THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.							
ENBRIDGE							
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH RIG MATS							
BY: GB	CHK: GG	ENG.:		ENB	APPR:		
DATE:	14 FEB 18	SCALE: NTS		STATUS: AS BUILT			
DWG. NO.:	A-1.8-42873-0					REV. NO.:	3

July 20, 2026

TOWNSHIP OF ADELAIDE METCALFE

2340 Egremont Drive RR#5
Strathroy, ON, Canada
N7G 3H6

Our File No.: 18-1000

Attention: **Morgan Calvert, Chief Administrative Officer**
 Mike Bariner, Clerk & Manager of Legislative Services
 Ashley Sawyer, Planner

REFERENCE: **Township of Adelaide Metcalfe Official Plan Review**
 OFFICIAL PLAN UPDATE COMMENTS
 LaSalle Farms & LaSalle Agri – 25700 Kerwood Road, Ontario

Monteith Brown Planning Consultants Ltd. ("MB") are the land use planners for LaSalle Farms, the owner of the lands municipally known as 25700 Kerwood Road (the "Subject Property"), and for LaSalle Agri, which is advancing industrial development on the Subject Property.

Further to our written objection dated June 29, 2026, we had previously raised concerns of the proposed redesignation of the subject lands from "Specific Policy Area 4 (SPA4)" to "Agriculture". We have had the opportunity to review the July 16, 2026, draft of the proposed Official Plan and acknowledge the reversal of this mapping change to continue to have the SPA4 designation apply to the subject lands as shown in the current version Official Plan. We appreciate staff's consideration of our comments and their efforts to work with us to make these revisions through the Official Plan review process.

Concern still remains that the SPA4 designation does not apply to the entirety of the subject lands. Further to our previous comments on the matter, the entirety of the subject property is currently zoned "Industrial (M)" on Schedule A-1 of Zoning By-Law No. 34-2007 to permit a broad range of industrial uses. However, the current Schedule A-1 of the Township Official Plan excludes the northeastern portion of the property from the SPA4 designation. This results in a clear misalignment between the Township's Official Plan and Zoning By-law.

We note that Section 24(4) of the Planning Act states that any by-law passed under Section 34 of the Planning Act in an area where there is an official plan in effect the by-law "shall be conclusively deemed to be in conformity with the official plan on and after the day the by-law was passed". As a result, the current industrial zoning of the northeastern portion of the property already conforms to the Township's Official Plan. The technical revision to extend the SPA4 designation to the entirety of the subject lands will ensure consistency between the policies of the policies of the Official Plan and Zoning By-law.

We respectfully request that Council direct staff to revise Schedule A-1 of the Official Plan to extend the SPA4 designation to apply to the entirety of the subject lands to appropriately reflect the as-of-right industrial zoning that applies to the subject property. While we acknowledge that staff are proposing to review changes to the Official Plan land use schedules through a future phase of the Official Plan Review, we see no need to defer this technical correction to a later date.

Notice Request

Pursuant to the *Planning Act*, please provide our office with written notice of any future reports, analyses, recommendations, meetings, open houses or decisions related to the Township of Adelaide Metcalfe Official Plan Review.

We appreciate the opportunity to comment at this stage of the process. Should staff wish to discuss any of the above, we would be pleased to do so.

Monteith Brown Planning Consultants Ltd.



(digitally signed by author)

Jay McGuffin MCIP, RPP
President, Principal Planner
jmcguffin@mbpc.ca

JMc:es

copies: LaSalle Farms
LaSalle Agri
Eric Davis, SV Law

Mike Barnier

From: Mike Barnier
Sent: May 23, 2023 8:53 AM
To: Donna Elliott
Subject: FW: MN 28328 and MN 28381 Centre Street (J. Glassford) - 2023 Comprehensive Review
Attachments: LD-00293-Concept_Plan(230517)Opt1-SP.pdf; 00257-Concept Plan(230518).pdf
Importance: High

For OP Review File

From: Anthony Gubbels <anthony.gubbels@ldsconsultants.ca>
Sent: Friday, May 19, 2023 9:53 AM
To: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>
Cc: Morgan Calvert <mcalvert@adelaidemetcalf.e.on.ca>; John Glassford <jglassford@glassfordchrysler.com>
Subject: MN 28328 and MN 28381 Centre Street (J. Glassford) - 2023 Comprehensive Review
Importance: High

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good morning Mike,

This email follows your recent telephone conversation with Mr. (John) Glassford regarding properties located at MN 28328 and MN 28381 Centre Street within the Municipality of Adelaide-Metcalfe and the upcoming comprehensive review process which we understand is to be initiated later this calendar year.

To facilitate the comprehensive review process, our client is seeking the Municipality's support to redesignate the subject land's land use designations from commercial to residential. In this regard, we have prepared and enclose land use concept plans for each of Mr. Glassford's two properties. The property located at MN 28328 Centre Road is envisioned to support a medium density form of residential development by way of site plan, whereas the property located at MN 28381 is envisioned to support a low density form of development by way of a draft plan of subdivision. The two concept plans have been prepared having regard for continuity in form where the properties share a common interface with established residential neighbourhoods situated to the north and west of Charles Boulevard and MacDonald Street respectively.

Should you have any questions or require any additional information regarding this submission, please do not hesitate to contact the undersigned.

Sincerely,



Anthony H. Gubbels, P.Eng.
Principal, Urban Land

LDS CONSULTANTS INC.
2323 Trafalgar Street, London ON N5V 0E1
Email: anthony.gubbels@LDSconsultants.ca
Office Phone: 226-289-2952 x101
Cell Phone: 519-494-7785

DRAFT

Mike Barnier

From: Mike Barnier
Sent: May 23, 2023 8:53 AM
To: Donna Elliott
Subject: FW: A-M 2023 Comprehensive Review - Potentil Pike Road Development Area (Saulsbury Street Extension to Pike Road)
Attachments: 2023 Comprehensive Review - Adelaide Metcalfe.PNG
Importance: High

For OP Review File

From: Anthony Gubbels <anthony.gubbels@ldsconsultants.ca>
Sent: Friday, May 19, 2023 11:32 AM
To: Morgan Calvert <mcalvert@adelaidemetcalf.e.on.ca>
Cc: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>; 'Jamie Looman' <Jamie@looman6.ca>
Subject: A-M 2023 Comprehensive Review - Potentil Pike Road Development Area (Saulsbury Street Extension to Pike Road)
Importance: High

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good morning Morgan,

I understand from previous conversations that the Municipality of Adelaide-Metcalfe intends to embark upon a comprehensive review process later this calendar year. In doing so, has the municipality considered the possible expansion of the urbanised node at the intersection of Napperton Drive and Pike Road - possibly via the inclusion of lands on the east side of Pike Road (see attached figure). If supported, these lands would serve to infill the void between Pike Road and the adjacent urban centre of the Town of Strathroy. This in turn will provide opportunities to plan this development area with vacant lands within the Town (i.e., vacant lands which are the subject of a current draft plan application). With a draft plan application on the most westerly lands within the Town of Strathroy, coupled with Strathroy-Caradoc's sewage lagoons located within Adelaide-Metcalfe, there appears to be an opportunity to consider the subject lands for growth as part of your comprehensive review process.

In closing, and in an effort to be entirely clear and transparent, our objective in bringing this potential opportunity forward is to expand the assessment base of Adelaide-Metcalfe, and is by no means, intended to support a boundary adjustment for the Town of Strathroy.

When you have a minute, I would be interested in discussing this matter with you further at your earliest opportunity.

Sincerely,



Anthony H. Gubbels, P.Eng.
Principal, Urban Land

LDS CONSULTANTS INC.
2323 Trafalgar Street, London ON N5V 0E1
Email: anthony.gubbels@LDSconsultants.ca
Office Phone: 226-289-2952 x101
Cell Phone: 519-494-7785

DRAFT

Donna Elliott

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: Tuesday, April 9, 2024 1:00 PM
To: Donna Elliott
Subject: RE: Official Plan Review - Statutory Open House Notice

Importance: Low

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Your E-mail was Received on: Tuesday, April 9, 2024

Thank you for your email on: Official Plan Review - Statutory Open House Notice

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Donna Elliott <delliott@adelaidemetcalfe.on.ca>

Sent: Tuesday, April 9, 2024 4:55:20 PM

To: planning@scrca.on.ca <planning@scrca.on.ca>; Meghan Tydd-Hrynyk <mtydd-hrynyk@abca.ca>; ryan.mentley@ontario.ca <ryan.mentley@ontario.ca>; ashleyc@northmiddlesex.on.ca <ashleyc@northmiddlesex.on.ca>; clerk@middlesexcentre.ca <clerk@middlesexcentre.ca>; clerk@strathroy-caradoc.ca <clerk@strathroy-caradoc.ca>; kkettler@southwestmiddlesex.ca <kkettler@southwestmiddlesex.ca>; jdenkers@brookealvinston.com <jdenkers@brookealvinston.com>; info@warwick.ca <info@warwick.ca>; administration@lambtonshores.ca <administration@lambtonshores.ca>; leah.klompstra@county-lambton.on.ca <leah.klompstra@county-lambton.on.ca>; pshipway@middlesex.ca <pshipway@middlesex.ca>; kpassistant@kettlepoint.org <kpassistant@kettlepoint.org>; fdesk@kettlepoint.org <fdesk@kettlepoint.org>; valerie.george@kettlepoint.org <valerie.george@kettlepoint.org>; Consultation <Consultation@kettlepoint.org>; emily@ibabraiding.com <emily@ibabraiding.com>; don@ibabraiding.com <don@ibabraiding.com>; chief.plain@aamjiwanaang.ca <chief.plain@aamjiwanaang.ca>; cjames@aamjiwanaang.ca <cjames@aamjiwanaang.ca>; dnahtee@aamjiwanaang.ca <dnahtee@aamjiwanaang.ca>; charles.sampson@wifn.org <charles.sampson@wifn.org>; alicia.black eagle@wifn.org <alicia.black eagle@wifn.org>; janet.macbeth@wifn.org <janet.macbeth@wifn.org>; jfrench@cottfn.com <jfrench@cottfn.com>; talbert@cottfn.com <talbert@cottfn.com>; fburch@cottfn.com <fburch@cottfn.com>; consultation@cottfn.com <consultation@cottfn.com>; Adrian.chrisjohn@oneida.on.ca <Adrian.chrisjohn@oneida.on.ca>; sandra.doxtator@oneida.on.ca <sandra.doxtator@oneida.on.ca>; denise.stonefish@delawarenation.on.ca <denise.stonefish@delawarenation.on.ca>; landassistant@xplornet.ca

<landassistant@xplornet.ca>; rjpeters@xplorenet.ca <rjpeters@xplorenet.ca>; chief@munsee.ca <chief@munsee.ca>; carol@munsee.ca <carol@munsee.ca>; finance@munsee.ca <finance@munsee.ca>; reception@munsee.ca <reception@munsee.ca>; dianedaponte60@gmail.com <dianedaponte60@gmail.com>; stuart.hastings@infrastructureontario.ca <stuart.hastings@infrastructureontario.ca>; eosmachinetool@yahoo.ca <eosmachinetool@yahoo.ca>; Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>; smith_0629@hotmail.com <smith_0629@hotmail.com>; peteposthumus@hotmail.com <peteposthumus@hotmail.com>; smehat@rogers.com <smehat@rogers.com>; pamcwells@hotmail.com <pamcwells@hotmail.com>; brigare.9@outlook.com <brigare.9@outlook.com>; dean.huehr@rogers.com <dean.huehr@rogers.com>; jhuff@strathroy-caradoc.ca <jhuff@strathroy-caradoc.ca>; doreenorange@gmail.com <doreenorange@gmail.com>; k.dortmans@yahoo.ca <k.dortmans@yahoo.ca>; dcmccabe61@gmail.com <dcmccabe61@gmail.com>; sue@looman6.ca <sue@looman6.ca>; bradgmiller08@gmail.com <bradgmiller08@gmail.com>; sueanne@stephensonwindows.ca <sueanne@stephensonwindows.ca>; jpjno12@gmail.com <jpjno12@gmail.com>; Ineke Haan <haanineke@gmail.com>; Aaron Rastin <rastina@middlesexcentre.ca>; Andrew Neely <aneely@adelaidemetcalf.e.on.ca>; Arend Noordhof <anoordhof@adelaidemetcalf.e.on.ca>; Arnie Marsman <marsmana@middlesexcentre.on.ca>; bastcaro@cscprovidence.ca <bastcaro@cscprovidence.ca>; CA - Circulations <CA.Circulations@wsp.com>; Betty Ann MacKinnon <bamackinnon@adelaidemetcalf.e.on.ca>; Bluewater Recycling Assoc (bluebox@bra.org) <bluebox@bra.org>; CN Rail <proximity@cn.ca>; Coulter Cahill <ccahill@adelaidemetcalf.e.on.ca>; Councillor Mike Brodie <mbrodie@adelaidemetcalf.e.on.ca>; CPR Rail <real.estatecanada@cpr.ca>; CPR Rail (Josie) (Josie_Tomei@cpr.ca) <Josie_Tomei@cpr.ca>; Dan Parker <dparker@adelaidemetcalf.e.on.ca>; Darren Stevens - Canada Post <Darren.Stevens@canadapost.postescanada.ca>; David Stubbs - MMAH <david.stubbs@ontario.ca>; Durk Vanderwerff <dvanderwerff@middlesex.ca>; Enbridge <notifications@enbridge.com>; Enbridge (Union Gas) <ONTLands@enbridge.com>; Erin Besch <ebesch@middlesex.ca>; French Public School Board <planification@csviamonde.ca>; Garrett Kingma <gkingma@adelaidemetcalf.e.on.ca>; Hydro One <landuseplanning@hydroone.com>; Hydro One (Subdivision) <subdivision@HydroOne.com>; Infrastructure Ontario <NoticeReview@infrastructureontario.ca>; John Elston <jelston@middlesex.ca>; London Catholic School Board <planning@ldcsb.ca>; Mayor Sue Clarke <sclarke@adelaidemetcalf.e.on.ca>; Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>; OPG <Executivevp.lawanddevelopment@opg.com>; Rogers Canada <newdevelopment@rci.rogers.com>; Sun Canadian Pipelines <info@sun-canadian.com>; Thames Valley District School Board <planning@tvdsb.ca>

Subject: Official Plan Review - Statutory Open House Notice

Please be advised that the Notice of Statutory Open House for Township of Adelaide Metcalfe Official Plan Review will be held Monday, May 6, 2024 at 7:00 PM.
For more information, please see attached notice.

Regards,

Donna Elliott

Administrative Assistant
Township of Adelaide Metcalfe
T: 519-247-3687 Ext. 8201

E-Mail: deliott@adelaidemetcalf.e.on.ca

Web: www.adelaidemetcalf.e.on.ca

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DRAFT

Dear Mayor Clarke, Morgan Calvert, Mike Barnier & Council Members,

Over the years, I have compiled some of the more pertinent articles that speak to the impact that a storage facility would/could have in our community....

I'm sure there are others as well.....

Burning biomass piles lead to calls for Dawn-Euphemia fire
May 21, 2016 (Petrolia Lambton Independent)

The Dawn-Euphemia Fire Department has finally got a handle on biomass fertilizer piles, which have been catching on fire.

In the last few months, the department has answered about half a dozen calls from citizens saying the piles in farmers' fields – particularly one on Dawn Mills Road south of Rutherford – were either smoking or in flames.

Chief Dave Williams says the biomass fertilizer has been stored in farmers' fields in the early spring but it can spontaneously combust if it is left in piles. There is little, he says they can do to stop the smoke and flames. "Adding water or foam only makes it worse," says Williams.

The fires have not spread around the piles, he adds, because the ground and grass are still wet.

The Dawn-Euphemia fire department worked with the company behind the biomass fertilizer, Buurma Farms, to control the problem. Williams says the best way to solve the problem is by spreading the piles out with a backhoe. One of the fertilizer piles has also been covered with a tarp.

Dawn-Euphemia is not the first fire department to have to deal with the problem. North Enniskillen/Oil Springs has also had four calls for the same reason and it was a problem for firefighters near Bothwell several years ago.

Williams says in the past, biomass fertilizer was stored in a Sarnia area storage shed, which caught fire and was destroyed.

Biosolid fertilizer concerns pile up in Dawn-Euphemia Township
February 27, 2020 (The Observer)

A fertilizer company was fined in December for violating a Warwick Township zoning bylaw at a site on Nauvoo Road. A similar situation has developed in Dawn-Euphemia Township.

The owner of a Hale School Road property in Dawn-Euphemia Township, where biosolids fertilizer made mainly from human waste began arriving by the truckload several weeks ago, has been informed by the municipality that it is in violation of zoning and planning rules.

Mayor Alan Broad said the township zoning bylaw doesn't allow commercial operations on agricultural land. It has told the landowner to remove the pile by March 20, or apply for an official plan and zoning bylaw amendment.

Biosolid fertilizer concerns pile up in Dawn-Euphemia Township
Close sticky video

"At that point, we'll move forward with what we have to do," Broad said.

The biosolids fertilizer was delivered to the site on Hale School Road by LaSalle Agri Fertilizer, Broad said.

The company was fined \$5,000 in Sarnia court in December after pleading guilty to violating Warwick Township zoning bylaws by storing fertilizer at a site on Nauvoo Road.

The company that distributes the fertilizer has applied to turn a piece of vacant land at Winter Drive and Kerwood Road in Adelaide-Metcalf Township into a storage facility.

Dawn-Euphemia wants bio solid seller to keep fires under control

February 17, 2017 (Petrolia Lambton Independent)

Dawn-Euphemia council wants to make sure its firefighters aren't putting out bio solids fires this year.

Over the last three years, farmers in the community have begun using bio solids as fertilizer. The compound, which comes from human waste, is legal but somewhat controversial. It can produce a strong odor and in Dawn-Euphemia, piles of the fertilizer have been known to spontaneously combust. That leads neighbours to call the fire department to put out the piles. Sometimes, backhoes have to be brought in to help.

David Buurma is with Lasalle Agri – a Lambton County company that provides bio solids to area farmers. He acknowledged to Dawn-Euphemia councillors that there have been problems with the product catching fire over the past three years.

He explained the company gets bio solids from three different communities and each one has a bit different composition. That means Lasalle Agri might pile some of the bio solids and they wouldn't start on fire, while doing the exact same thing with a product from a different community would.

Buurma tries to deal with any problems as quickly as possible. He adds the use of bio solids is growing in Dawn-Euphemia; the company now brings enough bio solids into the municipality to fill a football field with the solids piled six feet high. "Complaints aren't lowering but they're not rising as sales increase," he added.

Mayor Al Broad says the municipality understands bio solids are a legal product, which local farmers choose to use but he says the unpredictability of the bio solids is costing the municipality money. "It's been three years now, we can't continue to send firefighter out to bio solid piles," says Broad.

"It's not a problem with Lasalle or the product, it is the problem with the fires and when firefighters are called out, it costs us money."

The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Regular Council Meeting

Tuesday, February 18, 2020

6:30 pm, Municipal Office, 4591 Lambton Line

6:30 pm- 7:35 pm Delegation: Brad Goodreau

Re: Biosolids on Hale School Road

Council thanked the 24 concerned residents of Dawn-Euphemia for attending the meeting and requested an update from the Clerk regarding the status of the biosolids on Hale School Road. The Clerk advised that delivery of the product ceased as of February 11th. The St. Clair Region Conservation Authority (SCRCA) and local Ministry of Environment, Conservation and Parks (MECP) were notified out of concern for environmental impacts and the proximity of the biosolids to Longs Creek. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) was also contacted and the Township was advised that the product has been re-classified as a "commercial fertilizer" and as such, is regulated under the Environmental Protection Act and Fertilizers Act of Canada for which there is no standard for storage. Association of Municipalities Ontario (AMO) Policies Branch and the Rural Ontario Municipalities Association (ROMA) have also been contacted for support and policy review. A formal request has been prepared for the Minister of Environment, and the Minister of Climate Change Canada requesting regulations and environmental safeguards be implemented to protect the environment and the health and welfare of our residents.

Brad Goodreau presented his concerns to Council regarding the long-term use of this product and the consequences of cohabitating with this product. Mr. Goodreau advised that many countries including several of the states in the USA, have since banned the use of this product and that testing of the chemicals in the product is inadequate. Mr. Goodreau was well-resourced with his presentation of facts and statistics gathered through his own personal research on the product. He questioned (1) the comfort level of having biosolids in the community; and (2) the chemical makeup of the product and long-term effects on the environment and people's health; and (3) if residents could work together to outlaw the use of biosolids in the Township.

Others in attendance, living in close proximity to the biosolids, shared their past personal testimonials of the putrid stench that emanates from the pile, greatly reducing their quality of life and enjoyment of the outdoors. Residents encouraged each other to document all information relating to delivery or spreading of the product along with any health concerns that might arise. Many in attendance expressed their concerns regarding the chemical makeup of the product

and potential impacts it may have on the environment as well as their apprehensions of long-term effects on their health.

Page 1 of 3

The residents in attendance were informed that they should contact the Municipal Office to register their complaint and could also forward their concerns to the local Ministry of Environment and St. Clair Region Conservation Authority, while Council will continue to actively explore available political avenues to implement regulations and environmental safeguards around storage of this “commercial fertilizer” product. After a very lengthy discussion, Council passed the following resolution:

2020-29 Councillor Williams– Councillor Meyer Processed Sewage 398 Hale School Road

Whereas the Township of Dawn-Euphemia Council has recently become aware of a significant pile of commercial fertilizer (processed sewage) being stored directly on the ground, on a parcel of land in the Township, located in a flood plain, approx. 50m from Longs Creek which drains into the Sydenham River and eventually into the Great Lakes, a drinking water source for numerous communities in Southwestern Ontario;

And Whereas, the St. Clair Region Conservation Authority and local Ministry of Environment were notified regarding concerns of potential environmental impacts and whereas both organizations yielded a response of “no concerns”;

And whereas there is a growing concern from Council and their ratepayers, regarding potential environmental impacts and the lack of regulations and governance for storage of processed sewage products, now classified as “commercial fertilizer”, in a commercial capacity, as well as an apparent lack of support for the environmental concerns generated especially smell, groundwater and surface water contamination, not only for the Township of Dawn-Euphemia but in the Province of Ontario;

Brooke-Alvinston doesn't want biosolids stored on LaSalle Line (Petroliia Lambton Independent)

August 28, 2019

Brooke-Alvinston Mayor David Ferguson wants to make it clear the municipality doesn't want a local company to store biosolids on LaSalle Line.

Roger and David Buurma are trying to rezone a property to rural commercial. His plan, according to Ferguson, is to build a storage shed for equipment. The family already has two implement sheds next door to the property it is trying to rezone.

But neighbours on LaSalle Line are concerned that's not all that might be coming in the future.

The Buurma's own LaSalle Agri which has recently been embroiled in controversy over its commercial operation in Warwick Township. The company sells government-approved fertilizer made from human waste. Over the last two years, LaSalle Agri has been storing its product on a lot on the corner of Highway 402 and Nauvoo Road.

That didn't sit well with Warwick Township officials who were fielding complaints about the smell of the product, particularly as the pile doubled in size this spring and reached almost to the road allowance.

Aug. 12, the company pled guilty to violating the townships zoning bylaws by operating a commercial business on agricultural land. (See story on Page ?)

So, when Roger Buurma went to Brooke-Alvinston council, neighbours voiced concerns the commercial operation would end up in Brooke-Alvinston.

Ferguson says Buurma has explained to council “what they really want is a drive shed for storage of equipment.”

But, Buurma did tell council he is considering a trial of indoor storage of the product – perhaps using something similar to a grain bin on the property.

“After watching what has been going on in Watford with biosolids, we’re being careful,” Ferguson told The Independent.

“We are not giving permission for open, outdoor storage of biosolids,” he adds. The municipality’s planner, has drawn up a bylaw which would allow the land to be zoned rural commercial, but would prohibit the storage of biosolids.

“while the applicant has expressed no intent to store biosolids on the property, the amendment will ensure that no such activity can occur,” wrote Rob Nesbitt in a letter to council.

Ferguson says if the Buurmas wanted to use the property for biosolids indoor storage, they will have to come to council for permission.

But Ferguson doesn’t seem sold on that idea either saying the product can spontaneously combust. “Councillor Armstrong asked if the grain bin caught fire, where would the plume go?” And Ferguson adds, any sort of fire within a storage unit like a grain bin would be difficult to fight.

“It would be just like a hay fire in a barn, you have to get to the core of it, except in a grain bin, you can’t get to the core.”

Ferguson says for now, the municipality has not given approval for the rezoning; moving cautiously to make sure biosolid storage doesn’t become an issue.

LaSalle Agri pleads guilty in biosolids bylaw case (Petrolia Lambton Independent)

August 15, 2019

A Lambton County company has plead guilty to operating a commercial operation on agricultural zoned land in Sarnia Court.

Warwick Township laid the charge against LaSalle Agri after a pile of biosolids it was storing at the corner of Nauvoo Road and Highway 402 grew beyond what the municipality expected.

Since January – after the charge was laid, the pile of pellets made from human waste which is used as farm fertilizer has stretched to about 100 meters of Nauvoo Road. In the past couple of weeks, about half of the fertilizer has been moved from the property according to Clerk-Administrator Amanda Gubbels.

During pretrial arguments Monday, LaSalle Agri plead guilty to the bylaw charge. The company will be sentenced in December. The maximum fine is \$50,000.

Is it normal to store 4K of biosolid fertilizer on a farm? One Brooke-Alvinston farm operation does and is at the Normal Farm Practices board fighting rules which ban the practice (Petrolia Lambton Independent)

March 18, 2021

David Buurma says storing between 2,000 and 4,000 tonnes of biosolid fertilizer on his Churchill Line farm is a normal part of farming.

But Brooke-Alvinston and some of Buurma's farming neighbours don't agree.

For years, Buurma has been using a concrete bunker on his farm in the north end of the township to store biosolids – a legal fertilizer made from human waste – sold to him by Lasalle Agri which is operated by members of the Buurma family.

And for years, after complaints from his neighbours, Brooke-Alvinston has been trying to deal with the issue under its zoning rules and its Tidy Yards bylaw. The municipality says that storage of that amount of biosolids – or any fertilizer – violates its bylaws which say farmers can only store what they need on each field for short periods of time.

Buurma wanted the matter settled, so in February 2020, he launched a case with the Normal Farm Practices Protection Board. The hearings began this week.

According to Buurma's witness statement, he believed the municipality's clerk, Janet Denkers, focused on the fact more biosolids were being stored than needed on his land and surmised it was for commercial purposes. He disagrees.

"Not wanting to be wrongly prosecuted for either of those alleged contraventions, I decided to bring this application before the NFPPB, as I believe that what I am doing on the subject lands is a normal farm practice. Namely, I am centrally storing fertilizer for the exclusive use of the Buurma Acres Farm Unit."

In the statement, Buurma says he owns 55 farm parcels with about 5,000 acres under the names 1838107 Ontario LTD and LaSalle Farms, which he calls the Buurma Acres Farm Unit.

Buurma estimates he had about 2,000 tonnes of the biosolids stored at the Churchill Line farm at the time of the hearing. It would be used over the course of nine months over his grain acreage "on an as needed basis."

Buurma, in his witness statement, says storing the biosolids in one place provides "economies of scale" and wouldn't have to invest in other fertilizer storage facilities when expanding.

It would also allow him to "safely monitor" it by centrally storing it.

The concrete bunker, he told the hearing can hold up to 4,000 tonnes of biosolids.

Buurma also said the material is “carefully covered in poly plastic and stored on a concrete pad. There is no leakage or run off.

“By covering the fertilizer and keeping it dry, Buurma Acres ensures that no significant odours emit to abutting lands.”

But that is not what neighbours told the four member normal farm practices board. Mary Ellen King, who lives down Churchill Line and farms about 2,500 acres, spoke at the hearing.

“It’s putrid. It’s sickly, it’s rotten. It’s not a farm smell. It’s something I’ve never smelled before. And I try to avoid it,” she says.

John Stokes, a retired farmer who has lived and worked on Churchill Line for decades, agreed recalling he once made a sandwich in his kitchen which had been inundated with the odour and when he went to eat it, three hours later, the smell was there. “It has almost like a decomposing smell,” he says.

Both agreed they could tell the difference between the biosolids and the nearby cow manure storage.

One of the municipality’s experts, Mike Muffels, an engineer leader from GHD, who worked with the Ministry of Agriculture and Food in the past who consults privately, says the reason the odour of the biosolids is so strong is it is not being kept dry at the concrete bunker.

He told the hearing farmers are required to follow the directions on use for all fertilizers, and biosolids are specifically supposed to be kept dry. Muffels says, if they don’t, there can be a risk of catching fire – something the neighbours said they had witnessed. Stokes presented pictures showing the pile on fire.

Muffels also took photos of the bunker, which showed cracks in the concrete walls and a tarp which the expert said did not appear to cover all of the product.

Meantime, Lambton County’s Manager of Planning, Ken Melenson told the hearing while it is normal farm practice to store manure, and the provincial policy statement on planning says there can be manure storage on farms, it “specifically does not include fertilizer storage and distribution facilities or operations.”

Melenson says Brooke-Alvinston’s zoning bylaw is similar, allowing manure storage. “Neither definition, however, identifies fertilizer storage and distribution as a permitted use.”

Neighbours also complained about the number of trucks coming and going from the site throughout the course of the year.

Melenson estimated that 100 trucks might deliver or take away the biosolids over the course of the year.

And the planner says the odours coming from the fertilizer storage was impacting at least 16 homes in the one to two kilometre radius of the Buurma's biosolid storage area.

Buurma's lawyers called three other witnesses to back up their client's assertions the storage of up to 4,000 tonnes of biosolids was a normal farm practice including Peter Johnston, an agronomist who also worked for the Ministry of Agriculture in the past.

He says more farmers are centralizing fertilizer storage saying "it would be unusual for a large agricultural operation to store fertilizer separately across multiple farm properties."

The hearing continues virtually March 22.

Proposed biosolid storage site in Adelaide-Metcalf heads to tribunal (Blackburn News)

March 9, 2021

Residents in and around Adelaide-Metcalf who are upset with plans to build a biosolid facility near the Sydenham River, have until Wednesday to formally voice their concerns.

LaSalle Agri Fertilizer wants to build a facility that stores products made mainly from human sewage at the vacant lot at Winter Drive and Kerwood Road.

Those plans were made public in 2019, and now the company has taken its case to the Local Planning Appeals Tribunal (LPAT), an independent administrative tribunal responsible for hearing appeals on a variety of contentious municipal matters.

Area resident Andrew Campbell is vehemently opposed to the proposal and said residents who feel the same are being asked to submit their comments to LPAT no later than March 10.

"So the developers have taken this to the Local Planning Appeal Tribunal — to try to get the decision in their favour, I would assume — and so it really is one of those things where residents need to now take another step forward in their opposition to it, which they have been opposed to for the last couple of years, by reaching out and making submissions to that tribunal."

Campbell said the main concerns are the environment, particularly the Sydenham River, neighbourhood drinking water, and the species at risk within the river.

"The fact that biosolids are basically the solids coming out of sewage treatment plants, a storage facility sitting at the top of the hill where at the bottom, less than 1,000 metres, is near the top of the Sydenham River, definitely concerns people."

Campbell said LaSalle has been forced from other sites, including one on Nauvoo Road at Highway 402 in Warwick Township, after being charged for bylaw non-compliance following odour, traffic, road safety, dust and environmental complaints.

“Obviously a facility like this nobody’s really happy with it, and certainly they had issues within Warwick Township when there was a site there.”

Campbell said while the environmental concern is large, local residents and business owners are also worried for their own neighbourhood and the smell the biosolids facility would bring into the area.

“It definitely worries the number of houses that are nearby, the seasonal trailer park, there’s a ranch near, and lots of other community members, farmers in the area, all certainly have concerns about the idea of it being the location it is.”

Campbell said residents are also encouraged to contact their MPP & MP to share their concerns about turning the agricultural land into an industrial site.

Biosolid storage facility issue back on table, LPAT to decide in May

March 24, 2021 · 3 min read

ADELAIDE-METCALFE - A planning application for a biosolids storage facility is back on the minds of Adelaide Metcalfe residents.

LaSalle Agri Fertilizer wants to construct a facility to store biosolids pellets, a fertilizer product made by treating human sewage sludge, on a vacant lot at Winter Drive and Kerwood Road.

Numerous residents have sent letters of concern to the township, as well as turned out pre-pandemic to public meetings about the subject. An online petition opposing the project has garnered over 1,500 signatures to date.

A major concern amongst residents is the preservation of the nearby Sydenham River which lies a stones’ throw downhill from the site. Residents say that new tile drainage was recently added to the proposed site, adding even more worry. There are also concerns around odour.

“The last time they temporarily stored these biosolids on this land, the smell would take your breath away,” says Fred Cahill, owner of the nearby Texas Longhorn Ranch. “The idea of having that stuff here permanently would drive away business that we’ve worked 37 years to build up.” Other concerns include increased traffic, road safety, and dust. A representative from LaSalle Agri Fertilizer declined to comment, saying they aren’t talking to media outlets at this time.

The land owner is Roger Buurma, a family member of LaSalle owner David. He submitted site plan approval and an application to remove the holding symbol on the land in April of 2019.

The property was subject to an interim control by-law which froze development, passed by the municipality in May 2019. A year later, the township passed by-law No. 24-2020 which they hoped would extend the interim control by-law, but it was repealed at the advice of legal on 22 October 2020, citing notice deficiencies.

That same October, Buurma appealed the township's failure to make a decision on the application to LPAT. The case management conference originally scheduled for 25 March 2021 has since been rescheduled for 14 May 2021.

LaSalle Agri Fertilizers has run into trouble in neighbouring townships. In 2019, they were fined \$5,000 in Sarnia court after violating Township of Warwick zoning by-laws by engaging in commercial operations on land zoned for agriculture. LaSalle Agri was forced to leave their Nauvoo Road location.

In March 2020, they were issued a warning by the Township of Dawn-Euphemia for the same type of violation on a Hale School Road property. The application for the Kerwood Road location was underway at that time, though development was frozen with the interim control by-law.

Sewage sludge can be disposed of in three ways: Burial in approved landfills, incineration, or land application if the sewage has been treated to meet ministry requirements.

At this time, the Environment ministry says they have not received a detailed proposal from the company or municipality and could provide no comment. The St. Clair Region Conservation Authority responded, "the SCRCA has no regulatory authority over the proposed site and materials; as such, we don't feel it is appropriate for us to comment." OCWA stated that they are involved in biosolid management via operating municipal sewage treatment facilities across Ontario, but they do not know where LaSalle Agri Fertilizer obtains their biosolids.

McKinley Leonard-Scott, Local Journalism Initiative Reporter, The Middlesex Banner

Donna Elliott

From: Mike Barnier
Sent: Thursday, May 4, 2023 3:24 PM
To: Abby Heddle; Erin Besch
Cc: Donna Elliott; Morgan Calvert
Subject: FW: Land consideration

FYI.

Donna please file the correspondence.

From: Brad Miller <bradgmiller08@gmail.com>
Sent: Thursday, May 4, 2023 3:22 PM
To: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>
Subject: Land consideration

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

This is email address to request consideration be given to 1672 Mulifarry Drive during the upcoming Official Plan review.... Consideration be given to designate this parcel or a portion there of as Industrial/commercial. for future development.

Thanks

Brad

519 871 1970

Donna Elliott

From: Mike Barnier
Sent: Monday, March 20, 2023 11:47 AM
To: Donna Elliott
Subject: FW: Severance Request

For OP File.

From: Sue Anne Stephenson <sueanne@stephensonwindows.ca>
Sent: March 20, 2023 10:54 AM
To: Erin Besch <ebesch@middlesex.ca>; Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>; Mayor Sue Clarke <sclarke@adelaidemetcalf.e.on.ca>
Subject: Severance Request

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

March 20, 2023

To Whom It May Concern:

It has been brought to our attention that the official plan is being reviewed and we would like to have a piece of our farm considered for rural residential designation in the official plan.

The proposed lot fronts Mayfair between Scotchmere and Inadale and is approximately 3 acres in size. The lot is naturally separated from the rest of the farm by a municipal drain on the north and east side of the lot.

The size of the lot makes farming with the natural severances a challenge to service with the size of farming equipment. There are two nice houses built across from the lot and if this could be severed as residential, it would add to the neighbourhood.

It would be cost prohibited to cover over the drains as well as there is 14 acres of bush beyond the natural severance on the east.

Thank you for your consideration,

Carl and Sue Anne Stephenson
5691 Scotchmere Dr.
STRATHROY, On. N7G 3H4

DRAFT

26 October 2023

RECEIVED

OCT 27 2023

TOWNSHIP OF ADELAIDE METCALFE

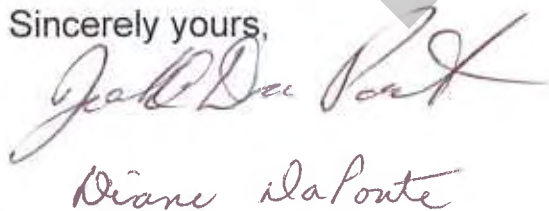
Michael Barnier
Clerk & Manager of Legislative Services
Adelaide - Metcalfe Township

Dear Mr. Barnier:

Further to our telephone conversation of October 16, 2023, I am enclosing a map from the St. Clair Region Conservation Authority. It was updated June 16, 2016, indicating an area acceptable for development on our property (27676 Pike Rd. and 27716 Pike Rd.) We were waiting for Adelaide-Metcalfe Township's official plan review in order to have this officially amended without any cost to us. According to correspondence I have, the map was submitted to the County of Middlesex at that time to be approved.

Please advise if you need further information. Thanks so much for your attention.

Sincerely yours,



John and Diane DaPonte

John and Diane DaPonte
27498 Pike Rd.
Strathroy, ON N7G 3H5
519-245-2497



*Area acceptable to the St. Clair Region Conservation Authority to develop subject to floodproofing to the Regulatory flood elevation of 221.83 m.
A CA permit (Regulation 171/06) required.



Lot 19 Con 1 Metcalfe
Daponte Property
Official Plan Amendment

-  SCRCA Acceptable Development Area *
-  Property Boundary (approx.)



Produced by the SCRCA under license with the Ontario Ministry of Natural Resources. Copyright Queen's Printer Thursday, June 16, 2016
THIS IS NOT A PLAN OF SURVEY

Donna Elliott

From: Mike Barnier
Sent: Monday, March 20, 2023 1:23 PM
To: Donna Elliott
Subject: FW: meeting with you re: our property concerns

OP filing. Thanks.

From: Mayor Sue Clarke <sclarke@adelaidemetcalfe.on.ca>
Sent: March 20, 2023 12:44 PM
To: Mike Barnier <mbarnier@adelaidemetcalfe.on.ca>
Subject: Fwd: meeting with you re: our property concerns

Please include for OP discussion..... she had left a note in my mailbox saying she sent email. I called her as I didn't receive it. Thx S

Sent from my iPhone

Begin forwarded message:

From: Diane DaPonte <dianedaponte60@gmail.com>
Date: March 20, 2023 at 10:58:31 AM EDT
To: Mayor Sue Clarke <sclarke@adelaidemetcalfe.on.ca>
Subject: Fwd: meeting with you re: our property concerns

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Here's the email I sent. Thanks for calling ! Please confirm you received this.
Diane

----- Forwarded message -----

From: Diane DaPonte <dianedaponte60@gmail.com>
Date: Mon., Feb. 27, 2023, 4:14 p.m.
Subject: meeting with you re: our property concerns
To: <sclarke@adelaidemetcalfe.on.ca>

Hello Sue !

Hope things are going well with you! We would like to set up a short meeting with you to discuss zoning bylaws, etc. regarding our properties and what might be accomplished in the official plan review. This is a follow-up to our original application and proposals in 2015.

I, Diane, will be away March 10--20.

I don't know if you have time before that or if you prefer to wait until after March 20, but we just want to make sure we have the ability to ensure that St.Clair Region Conservation revisions are included in the Official Plan. What is the deadline for input and requests regarding the Official Plan?

Thanks so much,

Respectfully yours,

John and Diane DaPonte
27498 Pike Rd.Strathroy, ON
519-245-2497

DRAFT

RECEIVED

MAR 16 2023

October 2, 2017

To whom it may concern

TOWNSHIP OF ADELAIDE METCALFE

MAR 20/2023

I am writing this letter concerning the area of land that we would like to be proposed for a possible Hamlet/ Serverance on Langan Drive. This piece of land is located on the North side, has a natural creek flowing west to east on the property. Langan Drive has two services both water and gas. This parcel is twelve acres of gully and creek bed land and therefore not viable for a sustaining agricultural business and would be a great tax base for Adelaide Metcalfe Township. Keeping in mind that our agricultural areas need a certain amount of people to keep our schools and churches alive in our communities. If the Township looks at this proposed area on Langan Drive with already services and on a paved road with workable farm lands across the road, I would think that this area would be ideal for re-zoning. There is already 8 houses on the north side in a very short area.

My children would like to build houses, two families on the back of our property if the township sees this as a possibility. I do understand that we must protect and save our prime agricultural land and not break up large parcels to build houses but this is not the case with this particular parcel of land and in fact would only assist the agricultural community in contributing for the increased cost of maintaining our townships roads etc .

Thank you for your time,

Mike Orrange Doreen ORRANGE

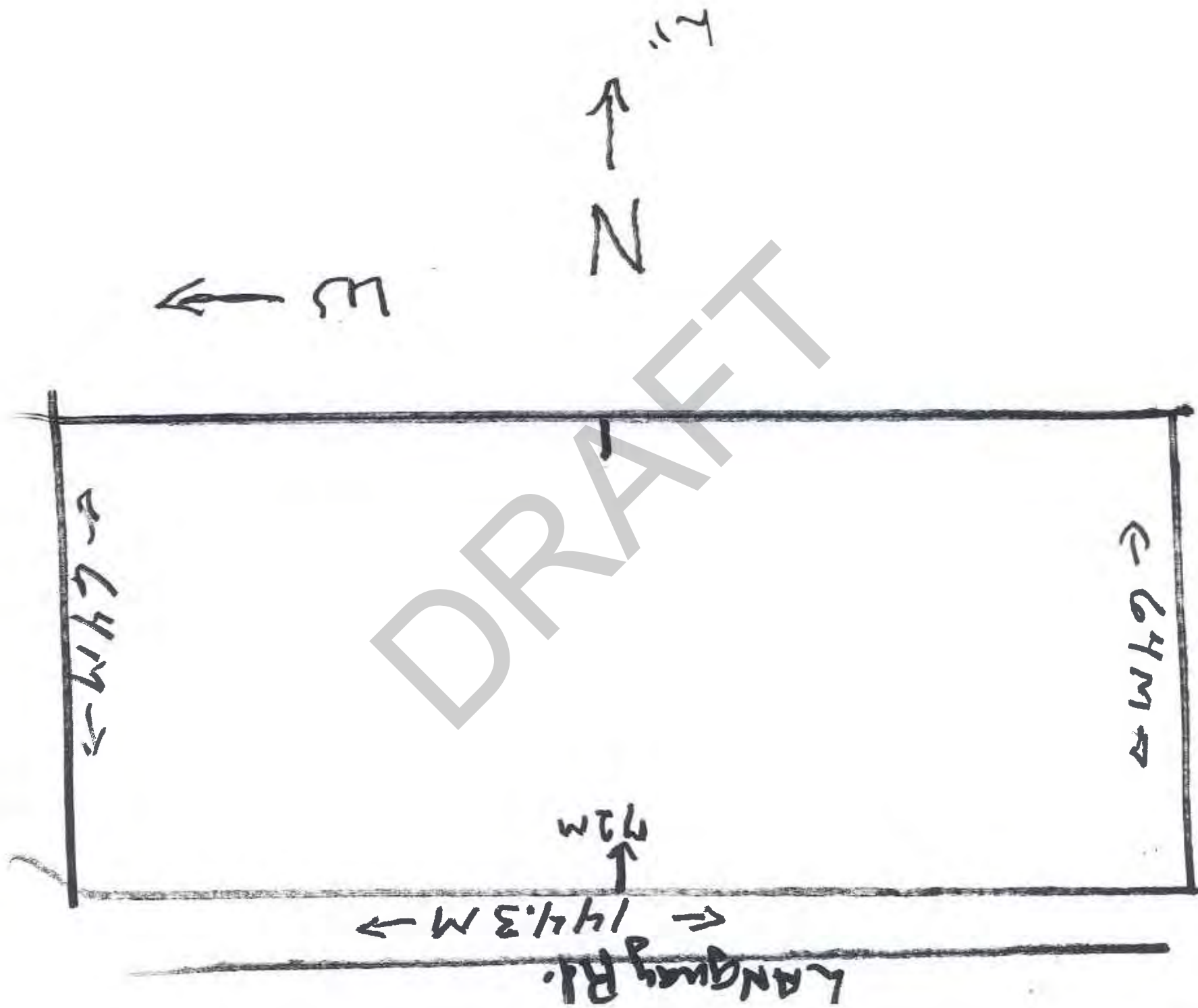
Google Maps



Imagery ©2017 Google, Map data ©2017 Google Canada 100 m

33R 1808 PART 1 & RP 33R 3724 Part 1
12.02 acres







Wednesday, June 14th, 2023.

To Adelaide Metcalfe Staff & Council,

I am writing this letter to stimulate discussion on the update to the Official Plan and specifically the zoning of 25700 Kerwood Rd.

I was personally a member of council for the Twp of Metcalfe when were asked to put together an Official Plan of our area, in the mid 1980's. Metcalfe was a small Township at the time (pre amalgamation with Adelaide) and we had to find a spot to allow 'light industrial' and 25700 Kerwood Rd was chosen. Councillors' thoughts at the time were along the lines of a garage, shop, something to service tractors or supply seed to the neighbouring farmers and residence.

It was not intended to be a spot for Bio Solid storage so close to neighbours, schools, daycares, tourism businesses, wedding venue and of course the Sydenham River! It is a very populated area now.

I would ask that whatever can be done to make a change in the zoning of 25700 Kerwood Rd. away from 'light industrial' to 'agriculture' in this next Official Plan, so this material can be stored somewhere else.

Yours Truly,

Fred Cahill and Family
1745 Melwood Drive
Strathroy, ON N7G 3H5

519-247-3644

519-247-3644



info@texaslonghornranch.com



Strathroy, ON Canada

www.texaslonghornranch.com

March 16, 2023

Township of Adelaide-Metcalfe Council

Re: March 20, 2023 Special Meeting of Council to Discuss the Official Plan

Thank you for giving the public opportunity to offer comments regarding matters that may be considered during the Official Plan Review Process.

An item we feel is important for the Township to take into consideration are options for additional accessory dwelling units in the township. It will be important to ensure that any such building plan does not remove any agricultural land or disrupt farm operations in any manner. *Specifically, the Township should consider a zoning by-law amendment to allow an additional residential unit (ARU) within an accessory building.* With the current provincial and local housing crisis, this proposed amendment would also complement Ontario's direction in regards to the 'More Homes Built Faster Act'.

We appreciate your review and consideration of this matter at your March 20, 2023 Special Official Plan Meeting in establishing the framework for land use/building decisions.

As mentioned in the Official Plan Notice, this letter also requests that we be personally notified of Council's decisions regarding the revised Official Plan.

With kind regards,

Ralph & Ineke Haan
3279 Mullifarry Dr.
Strathroy, ON N7G 3H8
Email: haanineke@gmail.com

Donna Elliott

From: Mike Barnier
Sent: Friday, June 9, 2023 8:58 AM
To: Donna Elliott
Subject: FW: re Con 1 SER E Pt Lot 23 and official plan

For OP Review file

From: Sue Looman <Sue@looman6.ca>
Sent: Thursday, June 8, 2023 4:52 PM
To: Mike Barnier <mbarnier@adelaidemetcalfе.on.ca>
Cc: Jamie Looman <Jamie@looman6.ca>
Subject: re Con 1 SER E Pt Lot 23 and official plan

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Hi Mike,

It is our understanding that the Adelaide Metcalfe official plan is under review. If this is correct we are requesting that our property located on Egremont Road also be included as potential industrial use. Our roll # is 3946 000 020 03300, Con 1 SER E Pt Lot 23

Kind regards,
Jamie & Sue Looman

Donna Elliott

From: Mike Barnier
Sent: Monday, March 20, 2023 8:48 AM
To: Donna Elliott
Subject: FW: 3023 napperton drive

For File

From: Mayor Sue Clarke <sclarke@adelaidemetcalf.e.on.ca>
Sent: March 18, 2023 6:46 PM
To: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>; Morgan Calvert <mcalvert@adelaidemetcalf.e.on.ca>
Subject: Fwd: 3023 napperton drive

Mike please include. Thx S

Sent from my iPhone

Begin forwarded message:

From: Joe Joris <jpjno12@gmail.com>
Date: March 18, 2023 at 3:01:52 PM EDT
To: Erin Besch <ebesch@middlesex.ca>
Cc: Mayor Sue Clarke <sclarke@adelaidemetcalf.e.on.ca>
Subject: 3023 napperton drive

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Dear All

I'm sending this email for the request that our property of 5 acres be included in the discussions of the Hamlet boundaries. The official plan and review and update would be of great asset to Adelaide Metcalfe and our property for future development.

Can We request to be included in any public meetings and open discussions. We are very hopeful and excited for future development of Adelaide Metcalfe township and the surrounding properties.

Thanking you all in advance.

Yours truly

Joe Joris

Debra Joris

Sent from my iPhone

26 October 2023

RECEIVED

OCT 27 2023

TOWNSHIP OF ADELAIDE METCALFE

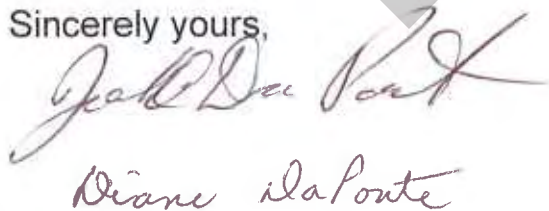
Michael Barnier
Clerk & Manager of Legislative Services
Adelaide - Metcalfe Township

Dear Mr. Barnier:

Further to our telephone conversation of October 16, 2023, I am enclosing a map from the St. Clair Region Conservation Authority. It was updated June 16, 2016, indicating an area acceptable for development on our property (27676 Pike Rd. and 27716 Pike Rd.) We were waiting for Adelaide-Metcalfe Township's official plan review in order to have this officially amended without any cost to us. According to correspondence I have, the map was submitted to the County of Middlesex at that time to be approved.

Please advise if you need further information. Thanks so much for your attention.

Sincerely yours,



John and Diane DaPonte

John and Diane DaPonte
27498 Pike Rd.
Strathroy, ON N7G 3H5
519-245-2497

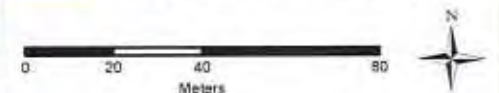
PIKE RD

*Area acceptable to the St. Clair Region Conservation Authority to develop subject to floodproofing to the Regulatory flood elevation of 221.83 m.
A CA permit (Regulation 171/06) required.



**Lot 19 Con 1 Metcalfe
Daponte Property
Official Plan Amendment**

-  SCRCA Acceptable Development Area *
-  Property Boundary(approx.)



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July 15, 2026

Mike Barnier
Clerk/Manager of Legislative Services
Township of Adelaide Metcalfe
2340 Egremont Drive, RR #5
Strathroy, Ontario
N7G 3H6

RE: Township of Adelaide Metcalfe Official Plan Review – Middlesex-London Health Unit Comments July 2026

Dear Mike Barnier,

The Middlesex-London Health Unit (MLHU) is mandated under the *Health Protection and Promotion Act* to deliver programs and services in accordance with the Ontario Public Health Standards (OPHS), including supporting healthy public policy that promotes built, natural, and social environments that are safe, sustainable, and equitable.

The Township of Adelaide Metcalfe's Official Plan establishes a long-term vision for the Township's growth and development over the next 30 years. Many of its policies align with and support MLHU's public health mandate, providing a strong foundation for programs related to environmental health, health promotion, mental health, and family and community health. MLHU appreciates the opportunity to provide comments on this comprehensive plan and commends the Township's commitment to promoting the health and well-being of its residents.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Alexander Summers MD, MPH, CCFP, FRCPC
Medical Officer of Health

Comment format: The comments are organized by Official Plan section and refer to Draft Official Plan Amendment No. 16 for Consultation (June 4, 2026), including relevant headings, subheadings, and section numbers. Comments are provided only for sections and elements of notable public health interest and are denoted in text boxes. Recommended additions for consideration appear in **bold** under the relevant headings and subheadings.

Purpose

MLHU supports protecting cultural heritage and natural environments as a guiding principle of the Official Plan because these assets contribute to climate change mitigation, improved air quality, biodiversity, and the physical, mental, and social well-being of residents. They also strengthen community identity, belonging, and connection by preserving the places, traditions, and histories that shape a community's character.¹⁻³

Goals

Alignment Between the Township of Adelaide Metcalfe Draft Official Plan Amendment No. 16 (June 2026) and the MLHU Built, Natural, and Social Environments Framework

The Township of Adelaide Metcalfe's Draft Official Plan Amendment No. 16 demonstrates stronger alignment with the MLHU [Built, Natural, and Social Environments \(BNSE\) Framework](#) by more explicitly recognizing how land use planning influences health. Healthy built, natural, and social environments support physical and mental well-being, reduce health inequities, and improve quality of life.⁴⁻⁸ Key areas of alignment include:

- *Healthy Community Design*
The proposed health and well-being goal strengthens the Plan's commitment to complete communities, active transportation, recreation, environmental protection, and climate change mitigation, reflecting core principles of the BNSE Framework.⁴⁻⁸
- *Active Transportation*
The draft introduces an explicit commitment to active transportation, supporting safer, more accessible mobility options that improve physical, mental, and social health.⁸⁻⁹
- *Agricultural Land and Local Food Systems*
The strengthened agricultural systems approach and support for local food production align with MLHU's emphasis on protecting farmland and improving access to healthy, local food.^{4,8,10}
- *Natural Heritage*
Enhanced policies recognizing the interconnectedness of natural heritage, groundwater, natural hazards, and agriculture reinforce ecosystem health and community resilience, consistent with the BNSE Framework.^{8,11}
- *Housing Diversity*
Expanded policies promoting a broader mix of housing types, better housing support, affordability, accessibility, aging in place, and healthy communities.^{6, 12-16}
- *Indigenous Cultural Heritage*
The addition of a Territorial Acknowledgement and policies supporting Indigenous cultural heritage and consultation strengthen equity, inclusion, and reconciliation, consistent with the BNSE Framework's guiding principles.^{11,17}

- *Cultural Heritage*

The draft further strengthens heritage conservation by adding restoration to its commitment to protect, conserve, rehabilitate, and reuse cultural heritage resources, reinforcing community identity and social connection.

Summary

Overall, Draft Official Plan Amendment No. 16 represents a positive step toward creating healthier, more sustainable communities. Its strengthened policies supporting complete communities, active transportation, housing diversity, natural heritage, agriculture, and Indigenous reconciliation closely align with the MLHU BNSE Framework. The Township may wish to further strengthen this alignment by explicitly referencing the BNSE Framework within the Plan's policy rationale.

1.3 Goals

(j) To ensure the cost-effective provision and maintenance of transportation systems networks, municipal servicing, and stormwater management facilities as required to service existing and future residents and businesses.

Wording suggested aligns with the [BNSE Framework](#) language (i.e., transportation networks).

1.4 Components of the this Plan

Schedule "E" shows the Township's transportation system networks, including Provincial Freeways, Provincial Highways, and County Roads. This Schedule also shows utility corridors, municipal infrastructure, and waste disposal sites (along with the Waste Disposal Assessment Area associated with each site).

Wording suggested aligns with the [BNSE Framework](#) language (i.e., transportation networks).

2.1 Agriculture

Existing wording is in line with the [BNSE Framework](#) and the Middlesex London Food Policy Council¹⁰ – in terms of protecting agricultural land for long-term use. This also supports [Bill 21, Protect our Food Act, 2025](#). "Local governments can contribute to the stability of food systems by enacting bylaws that protect agricultural land reserves."^{4p.42}

Prime Agricultural Areas represent large, generally contiguous blocks of land that enable current and future opportunities for agriculture. Having large continuous areas for agriculture is essential for normal farm practices to occur with minimum disruption from other uses.^{18,19}

2.2.2 Natural Heritage Policies System

c) No development shall be permitted within an ESA except for those uses identified in Clause (i) below.

It is unclear which (i) is being referenced (i.e., one under section e) and one under section f)).

2.2.5 2.2.4 Development Assessment Reports

a) The Township shall evaluate all DARs in consultation with the County, the Province and any Conservation Authority having jurisdiction in the area that is the subject of the application.

What considerations would be made if the Conservation Authority was adjacent to the subject of the application but still impacted by it? Could this/these consideration(s) be included?

Figure 1: Natural Environment Adjacent Land

Does the removal of Figure 1 ensure that the level of detail provided in the chart will be used to assess DARs? Would it be problematic if this direction is not available for the Township of Adelaide Metcalfe to assess DARs?

2.5 Economic Development

In general, supporting and protecting agricultural land helps improve long-term food security, supports access to locally produced healthy food, strengthens the local economy, and reduces pressure to convert productive farmland to non-agricultural uses. A strong local agricultural sector also contributes to more sustainable and resilient communities by supporting environmental stewardship and reducing vulnerabilities within the food system.^{19,20}

2.6 Community Improvement

Community Improvement Policies are intended to encourage the enhancement of existing areas by improvements to private properties, streets, sidewalks, parks and other physical aspects of defined area(s) of the Township. In all cases private investment shall be encouraged by these policies in addition to funding from the Province, the County and/or Township as provided for in Section 28 of the Planning Act.

Council may undertake a study to evaluate areas of the Township to be included within a Community Improvement Area. This study will be evaluated on the following basis:

- a) A significant portion of the housing stock that is in need of rehabilitation;
- b) A deficiency or deterioration in municipal services including roads, curbs, sidewalks or street lighting;
- c) A deficiency or deterioration in public recreation facilities and public open space; and,
- d) All matters related to Community Improvement as defined in Section 28 (1) of the Planning Act

Council may designate one or more Community Improvement Areas by by-law.

Council may achieve its Community Improvement objectives by adoption and enforcement of a Maintenance and Occupancy Standards By-law.

Council may, where necessary, acquire land to provide services, improve certain facilities and provide incentives for the remediation of contaminated sites.

This section is particularly relevant to neighbourhood design. Could the rationale for removing this section be provided?

2.6 Cultural Heritage Resources

(j) Council may establish a Municipal Heritage Committee including membership of Indigenous Peoples by passing a by-law under Section 28 of the *Ontario Heritage Act* also consider the establishment of a heritage advisory committee or LACAG to advise Council on matters of cultural heritage resources.

Including Indigenous Peoples on the Municipal Heritage Committee supports reconciliation by ensuring Indigenous voices and knowledge inform decisions about cultural heritage resources. Meaningful Indigenous participation promotes culturally respectful planning, advances health equity, and helps protect places and histories that are important to the identity, well-being, and cultural continuity of Indigenous communities.²¹

2.11 Energy and Air Quality

Supporting energy conservation, compact communities, active transportation, green infrastructure, and renewable energy help improve air quality, reduce greenhouse gas emissions, and protect residents from the health impacts of climate change. These policies also promote healthier communities by encouraging physical activity, reducing exposure to air pollution, and increasing community resilience to extreme heat and other climate-related hazards.²²

4.1 Highways and Roads Transportation System Network

The Township's transportation system network, as shown on Schedule "E"...

This language is in alignment with the [BNSE Framework](#) (i.e., Transportation Networks).

Different elements of the transportation system network are owned and operated by various public and private agencies...energy-efficient transportation system network that supports a range of travel modes.

Mobility is a foundational aspect of human activity, making it possible for social, cultural, political, and economic interactions to take place within the built, natural, and social environments.²³ Transportation Networks play an important part in how people choose to move from place to place every day.⁴ They can include sidewalks, multi-use trails, pathways, bike lanes, transit lanes, and roads.⁹

4.1.1 Road Network

...with the County's Transportation System Network, and with Provincial...

This language is in alignment with the [BNSE Framework](#) (i.e., Transportation Networks).

4.3 Active Transportation

The Cycle Strategy mentioned was implemented in 2018. More recently, Middlesex County approved an [Active Transportation Plan](#) (March 2026). Moving in this direction and alignment with this Active Transportation Plan would be appropriate.

(a) The Township will ~~cooperate~~ align with the County in the implementation of the Middlesex County Cycling Strategy.

Sub-bullets (f) to (o) are recommended inclusions because they align with the Middlesex County Official Plan which actively dictates cycling and multi-modal transit strategies.

(f) The Township supports intercommunity transit programs.

(g) The Township will formalize a road hierarchy designed to incorporate multi-use pathways, bike lanes, and off-road trails when road construction and rehabilitation projects are being considered.

(h) The Township will ensure that planning dictates "Complete Streets" and transit-oriented development where users of all ages and abilities can safely share the road.

(i) The Township will protect rights-of-way for future road widening and clearly coordinate cycling/pedestrian infrastructure with the Middlesex County Cycling Strategy (2018) and Active Transportation Plan (March 2026).

(j) The Township ensures policies regarding the maintenance and paving of road shoulders require wide paved areas as they serve as the primary infrastructure for safe cycling and walking.

(k) The Township will assess for traffic-calming policies embedded in the transportation design standards, including supporting Community Safety Zones flashing beacon warnings at blind intersections, and infrastructure designs that visually signal a transition in speed context to drivers (noting the conflict of Highway 402 and other high-speed arterials and their transition to local hamlets or agricultural zones).

(l) The Township will ensure road safety policies address the mixing of slow-moving farm machinery heavy transport trucks, and vulnerable road users (e.g., cyclists, pedestrians).

(m) The Township will ensure provisions for paved or widened shoulders on heavily trafficked rural roads to allow agricultural equipment to pull over safely and prevent risky passing maneuvers by other drivers.

(n) The Township will incorporate modern infrastructure upgrades when capital works projects are being implemented (e.g., modern steel guardrails, energy-absorbing

crash cushions, highly visible retroreflective road paint, centre line and shoulder rumble strips in areas with high-collision rates.

(o) The Township will engage in joint planning with the County and MTO to ensure safety initiatives don't stop abruptly at boundary lines.

4.6 Active and Abandoned Landfill Waste Disposal Sites

As populations increase, the need for improved waste reduction is mandatory. Landfills have the potential for creating significant public health, environmental, and socio-economic concerns if successful mitigation measures are not implemented. These concerns include surface and ground water contamination from leachate, landfill gases (i.e., methane, CO₂), vehicular emissions from vehicles transporting waste, foul odours, elevated noise, and disrupting areas that have archeological and cultural heritage.

These concerns are further exacerbated by climate change, with an increase in more extreme and unpredictable weather events. Mass flooding and extreme heat are anticipated to occur in greater frequency and will place additional stress on landfill operations. It should be noted that the type of waste received at landfills could change in the future which would necessitate different disposal solutions.

The evidence-supported measures provided to mitigate hydrogen sulfide (H₂S) and related reduced-sulphur odour nuisance from landfill operations, with particular attention to how increasing extreme heat under climate change might intensify this nuisance for nearby residents, should be considered.

- Reference landfill gas collection/control and leachate management requirements consistent with O. Reg. 232/98 and the pending federal methane control framework.^{24,25}
- Include or reinforce buffer/setback provisions for new sensitive land uses near the landfill, pending finalization of the updated D-series/Odour Guideline.²⁶⁻²⁸
- Require or encourage a documented odour management and complaint response plan, with heat-event-triggered inspection escalation.²⁸⁻³⁰
- Explicitly note extreme-heat conditions as a factor increasing both emission potential and resident exposure/sensitivity, linking the policy rationale to climate adaptation objectives.³⁰⁻³²

5.14 Pre-consultation/Additional Information and Material Reports/Studies to address Transportation Matters

... Where new transportation infrastructure is **required** or an expansion of the existing transportation infrastructure is...

6.0 Glossary

The glossary is an excellent addition to ensure words and their descriptions are consistently used and understood.

Territorial Acknowledgement

The inclusion of a Territorial Acknowledgement in the Official Plan is a meaningful recognition that land use planning occurs on the traditional territories of Indigenous Peoples.

As the Official Plan guides decisions about the use and stewardship of land, acknowledging Indigenous relationships with the land supports reconciliation, encourages respectful engagement, and reflects the importance of considering Indigenous rights, knowledge, and perspectives in municipal planning.²¹

Summary

The Township of Adelaide Middlesex Official Plan Amendment is an opportunity to revisit and review the Township's framework and policies of the current Official Plan. Land use policy can have a positive impact on the health and well-being of Middlesex County residents by influencing the environments in which people live, work, learn, age, and play. The built, natural, and social environments are important factors in determining the health of a community.

The MLHU respectfully submits the comments and recommendations outlined in this document for consideration of inclusion in the Township of Adelaide Metcalfe Official Plan.

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Kevin M. Duguay
Community
Planning and
Consulting Inc.



560 Romaine Street Peterborough, Ontario K9J 2E3
P (705) 749-6710 C (705) 931-0975
kevin@kmdplanning.com www.kmdplanning.com

Memo

To: Morgan Calvert, Planner
Township of Adelaide-Metcalfe
County of Middlesex

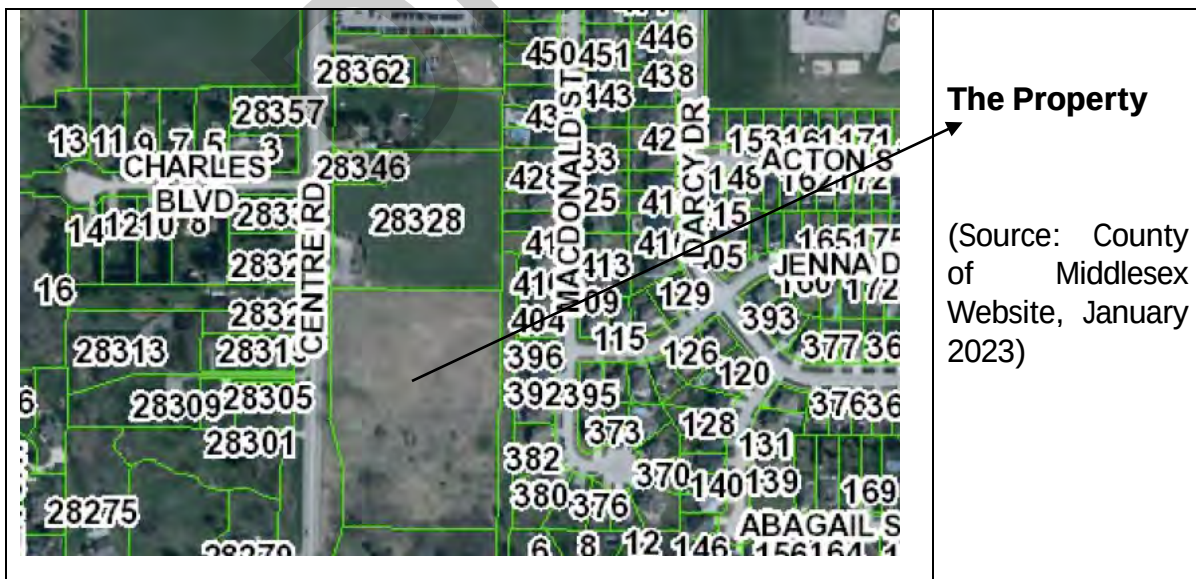
From: Kevin M. Duguay MCIP, RPP

Date: January 24, 2023

Re: **Vacant Land, Centre Road/County Road 81 (east side of road)
North of Pannell Road, Township of Adelaide - Metcalfe
(KMD File 2023-07)**

By way of introduction, I am the Planning Consultant for Mr. Sarabjit (Sarj) Mehat, owner of the above-referenced parcel of land.

The Property



This vacant property is designated as “Priority Employment Area” and zoned as FD – Future Development, according to my review of available local planning documents. Additionally, through discussions with Mr. Mehat, it my understanding that the property has been vacant/undeveloped for many years.

Mr. Mehat is contemplating an alternative land use, this being residential in nature. The property is bounded to the east by established residential properties and to a similar extent, to the west with similar uses.

The property has a land base of approximately 3 hectares (7.5 acres). It is my understanding that the Township is in the midst of negotiations with the Town of Strathroy for purposes of the extension of municipal services. If successful, this would facilitate the development of the concerned property employing municipal water and waste-water services. From a planning perspective, this is the ideal development scenario. A 3-hectare parcel of land could yield approximately 90 to 120 dwelling units, based upon a mix of building type including row dwellings, semi-detached and single unit type. The Tenure of development is yet to be determined.

My review of the planning documents also indicates a small part of the southwest portion of the property is zoned as EP – Environmental Protection. Appropriate regard for the nature and extent of this zoning would form part of the land use application approval process (ie Environmental Impact Study). The property is located within convenient distance to a food store and Provincial Highway 402.

Mr. Mehat is also conversant with current Provincial Planning policies – programs, including both Bills 23 and 109, respectively. Accordingly, he would be willing to include 10% (ten percent) of the dwelling yield as affordable, pursuant to the current definitions of affordability – attainability housing.

I have also carried-out a preliminary review of area-community land uses and note that there exists employment type (major commercial) uses within the general area of the subject property.

Given the nature of the commercial/retail market, it is highly unlikely that any major commercial – retail use would consider establishing at this property. This is not meant to be disrespectful of the Township/area, but rather, is a professional planning opinion based upon 34 years of community planning.

Residential development, having a density as proposed, is appropriate given the major road location and general proximity to non-residential uses/public services. Said development can be considered as contributing towards the objective of a “complete community”.

No preliminary development plans have yet been prepared. Same can be produced if deemed helpful for your information and decision-making purposes.

I would be available to meet to discuss matters at your convenience.

Yours truly,

A handwritten signature in blue ink, appearing to read 'K. M. Duguay', with a stylized flourish at the end.

Kevin M. Duguay, MCIP, RPP

CC

S. Mehat (Client)

DRAFT

June 29, 2026

TOWNSHIP OF ADELAIDE METCALFE

2340 Egremont Drive RR#5
Strathroy, ON, Canada
N7G 3H6

Our File No.: 18-1000

**Attention: Morgan Calvert, Chief Administrative Officer
Mike Bariner, Clerk & Manager of Legislative Services
Ashley Sawyer, Planner**

**REFERENCE: Township of Adelaide Metcalfe Official Plan Review
FORMAL OBJECTION TO OFFICIAL PLAN REDESIGNATION
LaSalle Farms & LaSalle Agri – 25700 Kerwood Road, Ontario**

Monteith Brown Planning Consultants Ltd. ("MB") are the land use planners for LaSalle Farms, the owner of the lands municipally known as 25700 Kerwood Road (the "Subject Property"), and for LaSalle Agri, which is advancing industrial development on the Subject Property.

Further to our written objection of March 6, 2026, we have been actively following the Township's Official Plan review process as it relates to our clients' lands, since 2020. During this time, we have reviewed the relevant background reports and the Draft Official Plan as they pertain to the Subject Property. We also attended the Open House on June 24, 2026, to further examine the proposed policy framework and to discuss the implications of the proposed revisions to the Official Plan for our clients' existing and planned use of their property. Through these discussions, we were advised by the Township's planners that the proposed redesignation of the Subject Property as part of the Official Plan Review was made in error.

Objection

As discussed at the Open House, on behalf of our clients, we are writing once again to formally object to the proposed redesignation of a portion of the Subject Property from "Special Policy Area 4a" to "Agricultural Area," as shown on draft Schedule "A-1" of the June 4, 2026, Official Plan (See attached mapping package).

The proposed redesignation would remove established employment permissions from lands that are, and have historically been, designated and zoned as an employment area. As the Township is aware, after eight (8) years of development approvals, the Subject Property is developing for industrial use and is intended to accommodate additional future agriculturally-related industrial uses. It also represents a meaningful component of the Township's limited supply of employment lands.

Absence of Demonstrated Need

A review of the Official Plan Review materials does not reveal any credible and justified basis to remove the Subject Property from the Township's employment land base. There is also no indication that the lands are required for an alternative use that would justify such redesignation.

The Subject Property is located at the convergence of, and has frontage along, three County Roads. It is located in a sparsely populated area of the Township, it is not constrained by surrounding uses or site conditions and it remains fully suitable for continued and expanded industrial development. In the absence of a clear and supportable rationale, the proposed redesignation cannot be justified from a planning perspective.

Conflict with In-Force Zoning

It is also noted that the entirety of the Subject Property is currently zoned in the Industrial (M) Zone on Schedule A-1 of Zoning By-Law No. 34-2007 to permit a broad range of industrial uses. The proposed redesignation would introduce a clear misalignment between the Official Plan and the Zoning By-law.

This would remove policy support for uses that remain permitted as-of-right, creating unnecessary inconsistency in the planning framework. In this case, the Official Plan should continue to support the established land use permissions that are already in place and being acted on. There is no evident planning reason to do otherwise.

Unjustified Restriction of a Planned Employment Area

The Subject Property comprises a single, contiguous parcel of approximately 38.3 hectares that is planned, zoned, and developing for employment uses. Its phased build-out is consistent with standard industrial development practice and supports the efficient and long-term utilization of employment lands.

The proposed limitation of the Special Policy Area designation to only the portion currently under development is inconsistent with the Provincial Planning Statement, which requires municipalities to protect employment areas for current and future use. This approach effectively fragments a planned employment area and constrains its function as a cohesive and expandable employment node.

In the absence of any demonstrated need, the proposed restriction reduces the development potential of the lands and undermines their intended role within the Township's employment land supply. As such, it constitutes an unjustified limitation on lands that are otherwise suitable, designated, and planned for employment purposes.

Requested Remedy

Based on the above, our clients request that the Township remove the proposed redesignation from the Official Plan and maintain the "Special Policy Area 4a" designation across the entire Subject Property to ensure that the Official Plan appropriately reflects the existing zoning.

Notice Request

Pursuant to the *Planning Act*, please provide our office with written notice of any future reports, analyses, recommendations, meetings, open houses or decisions related to the Township of Adelaide Metcalfe Official Plan Review, including any proposed changes affecting the Subject Property or the Special Policy Area 4a policies.

We appreciate the opportunity to comment at this stage of the process. Should staff wish to discuss any of the above, we would be pleased to do so.

Monteith Brown Planning Consultants Ltd.



(digitally signed by author)

Jay McGuffin MCIP, RPP
President, Principal Planner
jmcguffin@mbpc.ca

JMc:es

copies: LaSalle Farms
LaSalle Agri
Eric Davis, SV Law

Township of North Middlesex

Municipality of
Middlesex Centre

Municipality of Strathroy Caradoc

Legend

- AGRICULTURAL AREAS
- HAMLET AREAS
- SEE SCHEDULE 'A-2'
- COMMUNITY AREA
SEE SCHEDULE 'A-3'
- NATURAL ENVIRONMENT AREAS
- AGGREGATE EXTRACTION
- SPECIAL AGRICULTURAL
POLICY AREAS

Subject Property

Schedule A-1

Township Land Use Plan

TOWNSHIP OF
ADELAIDE METCALFE



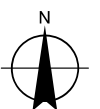
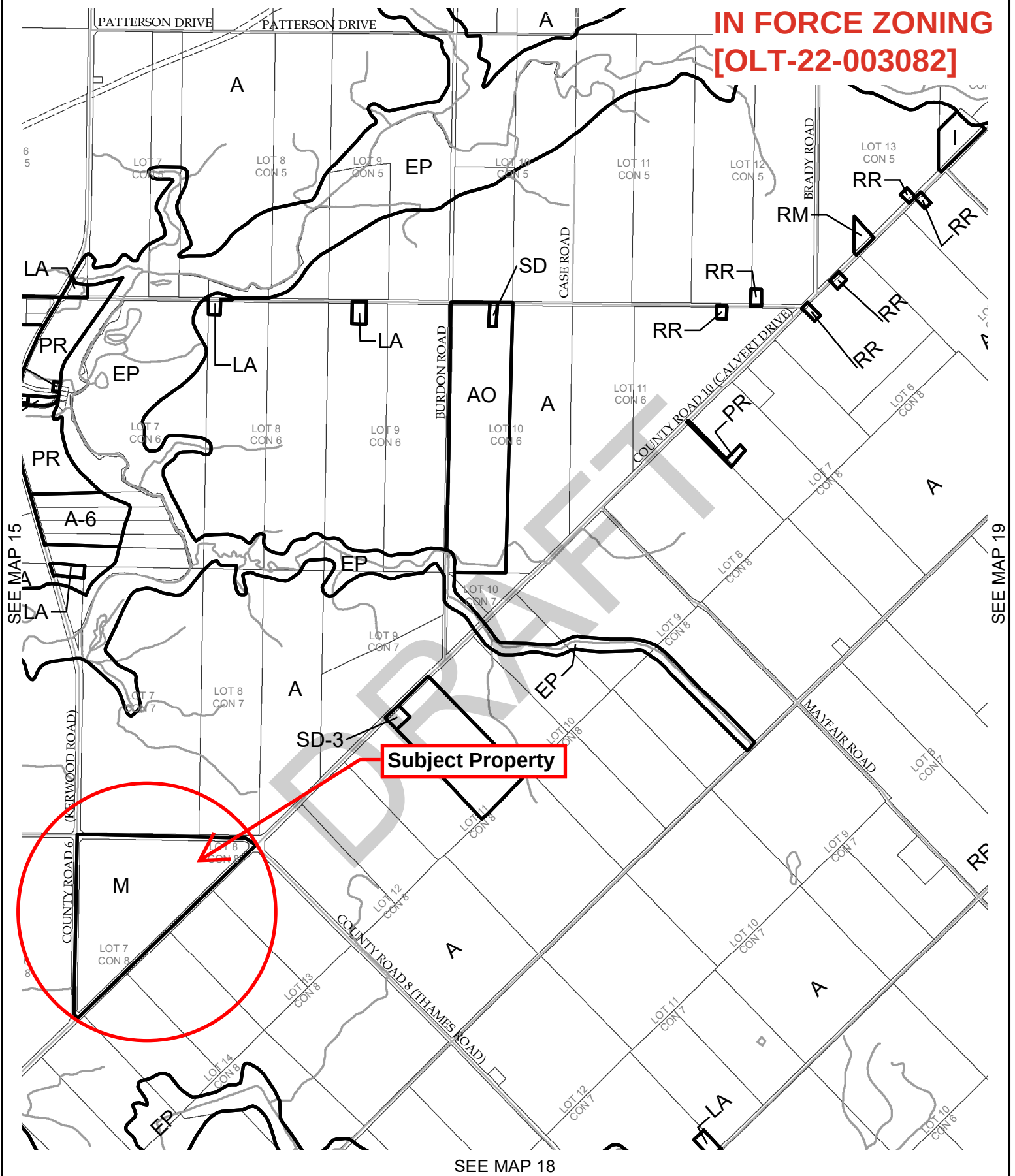
Scale 1:90,000

SOURCE: COUNTY OF MIDDLESEX PLANNING DEPARTMENT

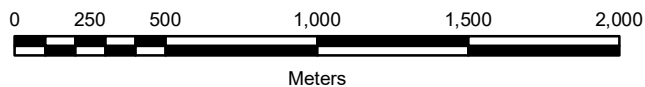
APRIL, 2024 CONSOLIDATION

SEE MAP 14

IN FORCE ZONING
[OLT-22-003082]



1:25,000



Meters

SCHEDULE 'A'
MAP 16

Township of North Middlesex

Township of Warwick
Lambton County

Municipality
of Middlesex Centre

Municipality of
Strathroy-Caradoc

Township of Brooke-Alvinston
Lambton County

Township of Southwest Middlesex

Legend

- AGRICULTURAL AREAS
- HAMLET AREAS
- SEE SCHEDULE 'A-2'
- COMMUNITY AREA
SEE SCHEDULE 'A-3'
- NATURAL ENVIRONMENT AREAS
- AGGREGATE EXTRATION
- SPECIAL AGRICULTURAL
POLICY AREAS



Schedule A-1

Township Land Use Plan

TOWNSHIP OF
ADELAIDE METCALFE

March 6, 2026

TOWNSHIP OF ADELAIDE METCALFE

2340 Egremont Drive RR#5
Strathroy, ON, Canada
N7G 3H6

Our File No.: 18-1000

Attention: **Morgan Calvert, Chief Administrative Officer**
 Mike Bariner, Clerk & Manager of Legislative Services
 Ashley Sawyer, Planner

REFERENCE: **Township of Adelaide Metcalfe Official Plan Review**
 FORMAL OBJECTION AND REQUEST FOR NOTIFICATION
 LaSalle Farms & LaSalle Agri – 25700 Kerwood Road, Ontario

Monteith Brown Planning Consultants Ltd. ("MB") is the land use planning consultant for LaSalle Farms, the owner of the property municipally known as 25700 Kerwood Road (the "Subject Property"), and for LaSalle Agri, which is actively advancing industrial development of these lands for fertilizer storage and related industrial operations. We are writing to provide a formal response to materials released to date as part of the ongoing Township of Adelaide Metcalfe (the "Township") Official Plan Review and to submit an objection regarding proposed changes affecting our clients' lands.

1. Background and Context

We understand that the Township initiated an Official Plan Review in 2023, including a Special Public Meeting held March 20, 2023, pursuant to Section 26 of the *Planning Act*. As part of this process, the Township has prepared a series of Discussion Papers, including the Employment Policies Discussion Paper (December 2023). That document identifies a limited supply of designated employment/industrial land within the Township and raises the possibility of removing all or part of the Agricultural Special Policy Area 4a designation currently applying to the Subject Property in order to reallocate or consolidate employment lands elsewhere in the Township.

2. Formal Objection to Any Removal or Reduction of the Special Policy Area 4a Designation

Our clients object to any proposal to remove, reduce, or otherwise modify the existing Agricultural Special Policy Area 4a designation or the corresponding industrial zoning that currently applies to the Subject Property.

These lands have undergone extensive and recent planning review. Importantly, prior to the current Official Plan Review, the Township undertook a Special Policy Area Review in 2020, including assessment of the same Special Policy Area 4 lands. The staff report titled *Special Policy Review Report No. 3 – Proposed Amendments to the Official Plan and Zoning By-law* (dated March 12, 2020) recommended that the applicable Official Plan designation and zoning be retained to ensure the Township continued to accommodate appropriate employment and industrial opportunities.

There have been no planning changes since that time that would warrant a reversal of the Township's position. To the contrary, our clients are advancing industrial development plans consistent with the existing policies and zoning. Removal of the designation at this stage would undermine those ongoing efforts and create unnecessary uncertainty for established industrial investment within the Township.

In our professional opinion, the retention of the Special Policy Area 4a designation and the existing industrial zoning continues to be appropriate, justified, and aligned with the Township's stated objective of supporting a balanced and diversified employment land base.

3. Request for Notification of All Future Matters

Pursuant to the *Planning Act*, **we respectfully request to be notified of all future reports, meetings, public consultations, recommendations, decisions, and notices** related to the Township of Adelaide Metcalfe Official Plan Review, including any proposed changes affecting the Subject Property or the Special Policy Area 4a policies.

4. Closing

We appreciate the opportunity to provide comments at this stage of the review process. Should Township staff require clarification or wish to discuss the matters raised in this letter, please do not hesitate to contact the undersigned.

Monteith Brown Planning Consultants



(digitally signed by author)

Jay McGuffin MCIP, RPP
President, Principal Planner
jmcguffin@mbpc.ca

JMc:es

copies: LaSalle Farms
LaSalle Agri
Eric Davis, SV Law

26 October 2023

RECEIVED

OCT 27 2023

TOWNSHIP OF ADELAIDE METCALFE

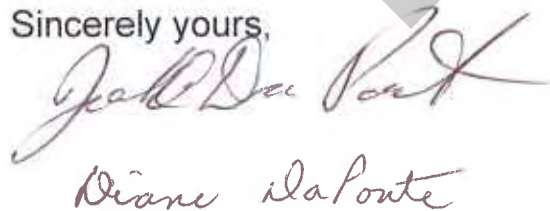
Michael Barnier
Clerk & Manager of Legislative Services
Adelaide - Metcalfe Township

Dear Mr. Barnier:

Further to our telephone conversation of October 16, 2023, I am enclosing a map from the St. Clair Region Conservation Authority. It was updated June 16, 2016, indicating an area acceptable for development on our property (27676 Pike Rd. and 27716 Pike Rd.) We were waiting for Adelaide-Metcalfe Township's official plan review in order to have this officially amended without any cost to us. According to correspondence I have, the map was submitted to the County of Middlesex at that time to be approved.

Please advise if you need further information. Thanks so much for your attention.

Sincerely yours,



John and Diane DaPonte

John and Diane DaPonte
27498 Pike Rd.
Strathroy, ON N7G 3H5
519-245-2497



*Area acceptable to the St. Clair Region Conservation Authority to develop subject to floodproofing to the Regulatory flood elevation of 221.83 m.
A CA permit (Regulation 171/06) required.



Lot 19 Con 1 Metcalfe
Daponte Property
Official Plan Amendment

-  SCRCA Acceptable Development Area *
-  Property Boundary (approx.)



Produced by the SCRCA under license with the Ontario Ministry of Natural Resources. Copyright Queen's Printer Thursday, June 16, 2016
THIS IS NOT A PLAN OF SURVEY

Donna Elliott

From: Mike Barnier
Sent: Wednesday, June 28, 2023 9:33 AM
To: Donna Elliott
Subject: FW: OP Review

OP Review Filing

From: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>
Sent: Wednesday, June 28, 2023 9:30 AM
To: Abby Heddle <aheddle@middlesex.ca>; Erin Besch <ebesch@middlesex.ca>; Mike Barnier <mbarnier@adelaidemetcalfe.on.ca>
Subject: Fwd: OP Review

/Morgan

Begin forwarded message:

From: Coulter Cahill <ccahill@adelaidemetcalfe.on.ca>
Subject: RE: OP Review
Date: June 27, 2023 at 2:54:35 PM EDT
To: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>

3893 Scotchmere Drive
4230 Scotchmere Drive

From: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>
Sent: Tuesday, June 27, 2023 2:50 PM
To: Coulter Cahill <ccahill@adelaidemetcalfe.on.ca>
Subject: Fwd: OP Review

Hey Colt, any chance this description below would tell you what municipal addresses we are looking at?

/Morgan

Begin forwarded message:

From: Betty Ann MacKinnon <bamackinnon@adelaidemetcalfe.on.ca>
Subject: RE: OP Review
Date: June 27, 2023 at 2:43:25 PM EDT
To: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>

Hi Morgan – no I don't have but the first which is the young farmer that is a cow calf operation and doing repair to farm equipment is Kerry Babcock and is the second farm on the right hand side not that far off of Dundonald Road. The other is in the next block

on the opposite side of the road maybe under the name Advantage Farm Equipment – Coulter will likely know who it is – I can get the addresses for you if you need them. I'll take a road tour..

B.A. MacKinnon

From: [Morgan Calvert](#)
Sent: Tuesday, June 27, 2023 2:37 PM
To: [Betty Ann MacKinnon](#)
Subject: Re: OP Review

Hey BAM, any chance you have the municipal addresses available? Happy to consider these changes as part of the OP process and comprehensive zoning bylaw update that follows

/Morgan

On Jun 27, 2023, at 2:31 PM, Betty Ann MacKinnon
<bamackinnon@adelaidemetcalf.on.ca> wrote:

Hi Morgan:

On Scotchmere Drive there are 2 farm businesses (repairing farm equipment) that I had a non-resident ask about the zoning. Would it seem reasonable that we address this during the OP Review? – one is a pretty significant business and the other is a young farmer doing repairs out of his shed who used to work for the other business when it was located in the Inwood area.

Let me know your thoughts.

B.A. MacKinnon

Dear Mayor Clarke, Morgan Calvert, Mike Barnier & Council Members,

Over the years, I have compiled some of the more pertinent articles that speak to the impact that a storage facility would/could have in our community....

I'm sure there are others as well.....

Burning biomass piles lead to calls for Dawn-Euphemia fire
May 21, 2016 (Petrolia Lambton Independent)

The Dawn-Euphemia Fire Department has finally got a handle on biomass fertilizer piles, which have been catching on fire.

In the last few months, the department has answered about half a dozen calls from citizens saying the piles in farmers' fields – particularly one on Dawn Mills Road south of Rutherford – were either smoking or in flames.

Chief Dave Williams says the biomass fertilizer has been stored in farmers' fields in the early spring but it can spontaneously combust if it is left in piles. There is little, he says they can do to stop the smoke and flames. "Adding water or foam only makes it worse," says Williams.

The fires have not spread around the piles, he adds, because the ground and grass are still wet.

The Dawn-Euphemia fire department worked with the company behind the biomass fertilizer, Buurma Farms, to control the problem. Williams says the best way to solve the problem is by spreading the piles out with a backhoe. One of the fertilizer piles has also been covered with a tarp.

Dawn-Euphemia is not the first fire department to have to deal with the problem. North Enniskillen/Oil Springs has also had four calls for the same reason and it was a problem for firefighters near Bothwell several years ago.

Williams says in the past, biomass fertilizer was stored in a Sarnia area storage shed, which caught fire and was destroyed.

Biosolid fertilizer concerns pile up in Dawn-Euphemia Township
February 27, 2020 (The Observer)

A fertilizer company was fined in December for violating a Warwick Township zoning bylaw at a site on Nauvoo Road. A similar situation has developed in Dawn-Euphemia Township.

The owner of a Hale School Road property in Dawn-Euphemia Township, where biosolids fertilizer made mainly from human waste began arriving by the truckload several weeks ago, has been informed by the municipality that it is in violation of zoning and planning rules.

Mayor Alan Broad said the township zoning bylaw doesn't allow commercial operations on agricultural land. It has told the landowner to remove the pile by March 20, or apply for an official plan and zoning bylaw amendment.

Biosolid fertilizer concerns pile up in Dawn-Euphemia Township
Close sticky video

"At that point, we'll move forward with what we have to do," Broad said.

The biosolids fertilizer was delivered to the site on Hale School Road by LaSalle Agri Fertilizer, Broad said.

The company was fined \$5,000 in Sarnia court in December after pleading guilty to violating Warwick Township zoning bylaws by storing fertilizer at a site on Nauvoo Road.

The company that distributes the fertilizer has applied to turn a piece of vacant land at Winter Drive and Kerwood Road in Adelaide-Metcalf Township into a storage facility.

Dawn-Euphemia wants bio solid seller to keep fires under control

February 17, 2017 (Petrolia Lambton Independent)

Dawn-Euphemia council wants to make sure its firefighters aren't putting out bio solids fires this year.

Over the last three years, farmers in the community have begun using bio solids as fertilizer. The compound, which comes from human waste, is legal but somewhat controversial. It can produce a strong odor and in Dawn-Euphemia, piles of the fertilizer have been known to spontaneously combust. That leads neighbours to call the fire department to put out the piles. Sometimes, backhoes have to be brought in to help.

David Buurma is with Lasalle Agri – a Lambton County company that provides bio solids to area farmers. He acknowledged to Dawn-Euphemia councillors that there have been problems with the product catching fire over the past three years.

He explained the company gets bio solids from three different communities and each one has a bit different composition. That means Lasalle Agri might pile some of the bio solids and they wouldn't start on fire, while doing the exact same thing with a product from a different community would.

Buurma tries to deal with any problems as quickly as possible. He adds the use of bio solids is growing in Dawn-Euphemia; the company now brings enough bio solids into the municipality to fill a football field with the solids piled six feet high. "Complaints aren't lowering but they're not rising as sales increase," he added.

Mayor Al Broad says the municipality understands bio solids are a legal product, which local farmers choose to use but he says the unpredictability of the bio solids is costing the municipality money. "It's been three years now, we can't continue to send firefighter out to bio solid piles," says Broad.

"It's not a problem with Lasalle or the product, it is the problem with the fires and when firefighters are called out, it costs us money."

The Corporation of the Township of Dawn-Euphemia

- M I N U T E S -

Regular Council Meeting

Tuesday, February 18, 2020

6:30 pm, Municipal Office, 4591 Lambton Line

6:30 pm- 7:35 pm Delegation: Brad Goodreau

Re: Biosolids on Hale School Road

Council thanked the 24 concerned residents of Dawn-Euphemia for attending the meeting and requested an update from the Clerk regarding the status of the biosolids on Hale School Road. The Clerk advised that delivery of the product ceased as of February 11th. The St. Clair Region Conservation Authority (SCRCA) and local Ministry of Environment, Conservation and Parks (MECP) were notified out of concern for environmental impacts and the proximity of the biosolids to Longs Creek. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) was also contacted and the Township was advised that the product has been re-classified as a "commercial fertilizer" and as such, is regulated under the Environmental Protection Act and Fertilizers Act of Canada for which there is no standard for storage. Association of Municipalities Ontario (AMO) Policies Branch and the Rural Ontario Municipalities Association (ROMA) have also been contacted for support and policy review. A formal request has been prepared for the Minister of Environment, and the Minister of Climate Change Canada requesting regulations and environmental safeguards be implemented to protect the environment and the health and welfare of our residents.

Brad Goodreau presented his concerns to Council regarding the long-term use of this product and the consequences of cohabitating with this product. Mr. Goodreau advised that many countries including several of the states in the USA, have since banned the use of this product and that testing of the chemicals in the product is inadequate. Mr. Goodreau was well-resourced with his presentation of facts and statistics gathered through his own personal research on the product. He questioned (1) the comfort level of having biosolids in the community; and (2) the chemical makeup of the product and long-term effects on the environment and people's health; and (3) if residents could work together to outlaw the use of biosolids in the Township.

Others in attendance, living in close proximity to the biosolids, shared their past personal testimonials of the putrid stench that emanates from the pile, greatly reducing their quality of life and enjoyment of the outdoors. Residents encouraged each other to document all information relating to delivery or spreading of the product along with any health concerns that might arise. Many in attendance expressed their concerns regarding the chemical makeup of the product

and potential impacts it may have on the environment as well as their apprehensions of long-term effects on their health.

Page 1 of 3

The residents in attendance were informed that they should contact the Municipal Office to register their complaint and could also forward their concerns to the local Ministry of Environment and St. Clair Region Conservation Authority, while Council will continue to actively explore available political avenues to implement regulations and environmental safeguards around storage of this “commercial fertilizer” product. After a very lengthy discussion, Council passed the following resolution:

2020-29 Councillor Williams– Councillor Meyer Processed Sewage 398 Hale School Road

Whereas the Township of Dawn-Euphemia Council has recently become aware of a significant pile of commercial fertilizer (processed sewage) being stored directly on the ground, on a parcel of land in the Township, located in a flood plain, approx. 50m from Longs Creek which drains into the Sydenham River and eventually into the Great Lakes, a drinking water source for numerous communities in Southwestern Ontario;

And Whereas, the St. Clair Region Conservation Authority and local Ministry of Environment were notified regarding concerns of potential environmental impacts and whereas both organizations yielded a response of “no concerns”;

And whereas there is a growing concern from Council and their ratepayers, regarding potential environmental impacts and the lack of regulations and governance for storage of processed sewage products, now classified as “commercial fertilizer”, in a commercial capacity, as well as an apparent lack of support for the environmental concerns generated especially smell, groundwater and surface water contamination, not only for the Township of Dawn-Euphemia but in the Province of Ontario;

Brooke-Alvinston doesn't want biosolids stored on LaSalle Line (Petrolia Lambton Independent)

August 28, 2019

Brooke-Alvinston Mayor David Ferguson wants to make it clear the municipality doesn't want a local company to store biosolids on LaSalle Line.

Roger and David Buurma are trying to rezone a property to rural commercial. His plan, according to Ferguson, is to build a storage shed for equipment. The family already has two implement sheds next door to the property it is trying to rezone.

But neighbours on LaSalle Line are concerned that's not all that might be coming in the future.

The Buurma's own LaSalle Agri which has recently been embroiled in controversy over its commercial operation in Warwick Township. The company sells government-approved fertilizer made from human waste. Over the last two years, LaSalle Agri has been storing its product on a lot on the corner of Highway 402 and Nauvoo Road.

That didn't sit well with Warwick Township officials who were fielding complaints about the smell of the product, particularly as the pile doubled in size this spring and reached almost to the road allowance.

Aug. 12, the company pled guilty to violating the townships zoning bylaws by operating a commercial business on agricultural land. (See story on Page ?)

So, when Roger Buurma went to Brooke-Alvinston council, neighbours voiced concerns the commercial operation would end up in Brooke-Alvinston.

Ferguson says Buurma has explained to council “what they really want is a drive shed for storage of equipment.”

But, Buurma did tell council he is considering a trial of indoor storage of the product – perhaps using something similar to a grain bin on the property.

“After watching what has been going on in Watford with biosolids, we’re being careful,” Ferguson told The Independent.

“We are not giving permission for open, outdoor storage of biosolids,” he adds. The municipality’s planner, has drawn up a bylaw which would allow the land to be zoned rural commercial, but would prohibit the storage of biosolids.

“while the applicant has expressed no intent to store biosolids on the property, the amendment will ensure that no such activity can occur,” wrote Rob Nesbitt in a letter to council.

Ferguson says if the Buurmas wanted to use the property for biosolids indoor storage, they will have to come to council for permission.

But Ferguson doesn’t seem sold on that idea either saying the product can spontaneously combust. “Councillor Armstrong asked if the grain bin caught fire, where would the plume go?” And Ferguson adds, any sort of fire within a storage unit like a grain bin would be difficult to fight.

“It would be just like a hay fire in a barn, you have to get to the core of it, except in a grain bin, you can’t get to the core.”

Ferguson says for now, the municipality has not given approval for the rezoning; moving cautiously to make sure biosolid storage doesn’t become an issue.

LaSalle Agri pleads guilty in biosolids bylaw case (Petrolia Lambton Independent)

August 15, 2019

A Lambton County company has plead guilty to operating a commercial operation on agricultural zoned land in Sarnia Court.

Warwick Township laid the charge against LaSalle Agri after a pile of biosolids it was storing at the corner of Nauvoo Road and Highway 402 grew beyond what the municipality expected.

Since January – after the charge was laid, the pile of pellets made from human waste which is used as farm fertilizer has stretched to about 100 meters of Nauvoo Road. In the past couple of weeks, about half of the fertilizer has been moved from the property according to Clerk-Administrator Amanda Gubbels.

During pretrial arguments Monday, LaSalle Agri plead guilty to the bylaw charge. The company will be sentenced in December. The maximum fine is \$50,000.

Is it normal to store 4K of biosolid fertilizer on a farm? One Brooke-Alvinston farm operation does and is at the Normal Farm Practices board fighting rules which ban the practice (Petrolia Lambton Independent)

March 18, 2021

David Buurma says storing between 2,000 and 4,000 tonnes of biosolid fertilizer on his Churchill Line farm is a normal part of farming.

But Brooke-Alvinston and some of Buurma's farming neighbours don't agree.

For years, Buurma has been using a concrete bunker on his farm in the north end of the township to store biosolids – a legal fertilizer made from human waste – sold to him by Lasalle Agri which is operated by members of the Buurma family.

And for years, after complaints from his neighbours, Brooke-Alvinston has been trying to deal with the issue under its zoning rules and its Tidy Yards bylaw. The municipality says that storage of that amount of biosolids – or any fertilizer – violates its bylaws which say farmers can only store what they need on each field for short periods of time.

Buurma wanted the matter settled, so in February 2020, he launched a case with the Normal Farm Practices Protection Board. The hearings began this week.

According to Buurma's witness statement, he believed the municipality's clerk, Janet Denkers, focused on the fact more biosolids were being stored than needed on his land and surmised it was for commercial purposes. He disagrees.

"Not wanting to be wrongly prosecuted for either of those alleged contraventions, I decided to bring this application before the NFPPB, as I believe that what I am doing on the subject lands is a normal farm practice. Namely, I am centrally storing fertilizer for the exclusive use of the Buurma Acres Farm Unit."

In the statement, Buurma says he owns 55 farm parcels with about 5,000 acres under the names 1838107 Ontario LTD and LaSalle Farms, which he calls the Buurma Acres Farm Unit.

Buurma estimates he had about 2,000 tonnes of the biosolids stored at the Churchill Line farm at the time of the hearing. It would be used over the course of nine months over his grain acreage "on an as needed basis."

Buurma, in his witness statement, says storing the biosolids in one place provides "economies of scale" and wouldn't have to invest in other fertilizer storage facilities when expanding.

It would also allow him to "safely monitor" it by centrally storing it.

The concrete bunker, he told the hearing can hold up to 4,000 tonnes of biosolids.

Buurma also said the material is “carefully covered in poly plastic and stored on a concrete pad. There is no leakage or run off.

“By covering the fertilizer and keeping it dry, Buurma Acres ensures that no significant odours emit to abutting lands.”

But that is not what neighbours told the four member normal farm practices board. Mary Ellen King, who lives down Churchill Line and farms about 2,500 acres, spoke at the hearing.

“It’s putrid. It’s sickly, it’s rotten. It’s not a farm smell. It’s something I’ve never smelled before. And I try to avoid it,” she says.

John Stokes, a retired farmer who has lived and worked on Churchill Line for decades, agreed recalling he once made a sandwich in his kitchen which had been inundated with the odour and when he went to eat it, three hours later, the smell was there. “It has almost like a decomposing smell,” he says.

Both agreed they could tell the difference between the biosolids and the nearby cow manure storage.

One of the municipality’s experts, Mike Muffels, an engineer leader from GHD, who worked with the Ministry of Agriculture and Food in the past who consults privately, says the reason the odour of the biosolids is so strong is it is not being kept dry at the concrete bunker.

He told the hearing farmers are required to follow the directions on use for all fertilizers, and biosolids are specifically supposed to be kept dry. Muffels says, if they don’t, there can be a risk of catching fire – something the neighbours said they had witnessed. Stokes presented pictures showing the pile on fire.

Muffels also took photos of the bunker, which showed cracks in the concrete walls and a tarp which the expert said did not appear to cover all of the product.

Meantime, Lambton County’s Manager of Planning, Ken Melenson told the hearing while it is normal farm practice to store manure, and the provincial policy statement on planning says there can be manure storage on farms, it “specifically does not include fertilizer storage and distribution facilities or operations.”

Melenson says Brooke-Alvinston’s zoning bylaw is similar, allowing manure storage. “Neither definition, however, identifies fertilizer storage and distribution as a permitted use.”

Neighbours also complained about the number of trucks coming and going from the site throughout the course of the year.

Melenson estimated that 100 trucks might deliver or take away the biosolids over the course of the year.

And the planner says the odours coming from the fertilizer storage was impacting at least 16 homes in the one to two kilometre radius of the Buurma's biosolid storage area.

Buurma's lawyers called three other witnesses to back up their client's assertions the storage of up to 4,000 tonnes of biosolids was a normal farm practice including Peter Johnston, an agronomist who also worked for the Ministry of Agriculture in the past.

He says more farmers are centralizing fertilizer storage saying "it would be unusual for a large agricultural operation to store fertilizer separately across multiple farm properties."

The hearing continues virtually March 22.

Proposed biosolid storage site in Adelaide-Metcalf heads to tribunal (Blackburn News)

March 9, 2021

Residents in and around Adelaide-Metcalf who are upset with plans to build a biosolid facility near the Sydenham River, have until Wednesday to formally voice their concerns.

LaSalle Agri Fertilizer wants to build a facility that stores products made mainly from human sewage at the vacant lot at Winter Drive and Kerwood Road.

Those plans were made public in 2019, and now the company has taken its case to the Local Planning Appeals Tribunal (LPAT), an independent administrative tribunal responsible for hearing appeals on a variety of contentious municipal matters.

Area resident Andrew Campbell is vehemently opposed to the proposal and said residents who feel the same are being asked to submit their comments to LPAT no later than March 10.

"So the developers have taken this to the Local Planning Appeal Tribunal — to try to get the decision in their favour, I would assume — and so it really is one of those things where residents need to now take another step forward in their opposition to it, which they have been opposed to for the last couple of years, by reaching out and making submissions to that tribunal."

Campbell said the main concerns are the environment, particularly the Sydenham River, neighbourhood drinking water, and the species at risk within the river.

"The fact that biosolids are basically the solids coming out of sewage treatment plants, a storage facility sitting at the top of the hill where at the bottom, less than 1,000 metres, is near the top of the Sydenham River, definitely concerns people."

Campbell said LaSalle has been forced from other sites, including one on Nauvoo Road at Highway 402 in Warwick Township, after being charged for bylaw non-compliance following odour, traffic, road safety, dust and environmental complaints.

“Obviously a facility like this nobody’s really happy with it, and certainly they had issues within Warwick Township when there was a site there.”

Campbell said while the environmental concern is large, local residents and business owners are also worried for their own neighbourhood and the smell the biosolids facility would bring into the area.

“It definitely worries the number of houses that are nearby, the seasonal trailer park, there’s a ranch near, and lots of other community members, farmers in the area, all certainly have concerns about the idea of it being the location it is.”

Campbell said residents are also encouraged to contact their MPP & MP to share their concerns about turning the agricultural land into an industrial site.

Biosolid storage facility issue back on table, LPAT to decide in May

March 24, 2021 · 3 min read

ADELAIDE-METCALFE - A planning application for a biosolids storage facility is back on the minds of Adelaide Metcalfe residents.

LaSalle Agri Fertilizer wants to construct a facility to store biosolids pellets, a fertilizer product made by treating human sewage sludge, on a vacant lot at Winter Drive and Kerwood Road.

Numerous residents have sent letters of concern to the township, as well as turned out pre-pandemic to public meetings about the subject. An online petition opposing the project has garnered over 1,500 signatures to date.

A major concern amongst residents is the preservation of the nearby Sydenham River which lies a stones’ throw downhill from the site. Residents say that new tile drainage was recently added to the proposed site, adding even more worry. There are also concerns around odour.

“The last time they temporarily stored these biosolids on this land, the smell would take your breath away,” says Fred Cahill, owner of the nearby Texas Longhorn Ranch. “The idea of having that stuff here permanently would drive away business that we’ve worked 37 years to build up.” Other concerns include increased traffic, road safety, and dust. A representative from LaSalle Agri Fertilizer declined to comment, saying they aren’t talking to media outlets at this time.

The land owner is Roger Buurma, a family member of LaSalle owner David. He submitted site plan approval and an application to remove the holding symbol on the land in April of 2019.

The property was subject to an interim control by-law which froze development, passed by the municipality in May 2019. A year later, the township passed by-law No. 24-2020 which they hoped would extend the interim control by-law, but it was repealed at the advice of legal on 22 October 2020, citing notice deficiencies.

That same October, Buurma appealed the township's failure to make a decision on the application to LPAT. The case management conference originally scheduled for 25 March 2021 has since been rescheduled for 14 May 2021.

LaSalle Agri Fertilizers has run into trouble in neighbouring townships. In 2019, they were fined \$5,000 in Sarnia court after violating Township of Warwick zoning by-laws by engaging in commercial operations on land zoned for agriculture. LaSalle Agri was forced to leave their Nauvoo Road location.

In March 2020, they were issued a warning by the Township of Dawn-Euphemia for the same type of violation on a Hale School Road property. The application for the Kerwood Road location was underway at that time, though development was frozen with the interim control by-law.

Sewage sludge can be disposed of in three ways: Burial in approved landfills, incineration, or land application if the sewage has been treated to meet ministry requirements.

At this time, the Environment ministry says they have not received a detailed proposal from the company or municipality and could provide no comment. The St. Clair Region Conservation Authority responded, "the SCRCA has no regulatory authority over the proposed site and materials; as such, we don't feel it is appropriate for us to comment." OCWA stated that they are involved in biosolid management via operating municipal sewage treatment facilities across Ontario, but they do not know where LaSalle Agri Fertilizer obtains their biosolids.

McKinley Leonard-Scott, Local Journalism Initiative Reporter, The Middlesex Banner

Dear Mayor Clarke, Morgan Calvert, Mike Barnier & Council Members,

Doug & I purchased our farm in the former Metcalfe Township with the forethought and intention of enabling our children and grandchildren to build and reside here if they so chose to.

Our neighbours to the west in Napier, and north along the Kerwood Road all bought their properties with intent...the intent to live in a rural setting amongst nature in a quiet undisturbed setting surrounded by pristine woodlots, and the Sydenham River, home to several species at risk globally.

We, as well as many other community members feel that industry in Adelaide Metcalfe Township should be restricted to, and concentrated in an industrial area, not abutting settlement areas, or within close proximity to them.

In addition to a myriad of other reasons, our amended Official Plan needs to be more specific with respect to the distance separation between any new industrial/commercial development and residences.

The Feb. 2023 draft OP addresses several issues, and some sections have been edited at length. We were shocked to see little to no changes whatsoever were made to the industrial section (see below). There needs to be more “teeth” in this section....more specifics, more details to protect established residents and their families in 2023 from any proposed industrial development that hampers their lifestyle, and is an air, water, noise, and environmental pollutant.

3.1.10.4 Industrial Areas

Within Special Agricultural Policy Area 4, as shown on Schedule “A-1”, industrial activities including manufacturing, wholesaling, warehousing, distributing, repair, and servicing and storage of goods and materials are permitted. Bulk sales establishments such as farm fuel agents and building supply outlets, and accessory uses such as offices and factory retail outlets, may also be permitted.

Proposals for new development shall meet the following criteria:

- a) existing or proposed services shall be adequate to serve the proposed development subject to the approval of the authority having jurisdiction;
- b) vehicular access shall be available from a public road that is maintained year round subject to the approval of the authority having jurisdiction; and,
- c) buffer planting, screening, and other landscaping will be required to minimize any potential conflicts with adjacent and neighbouring land uses and to create an attractive image for the area.

However, looking at, and referring to Section 2.5 below, we should have/and should be, 100% abiding by long standing criteria from the Official Plan of 2011.... this point has been brought up several times prior to the Official Plan review.....

2.5 Economic Development

The Township will encourage the location of **light** industrial in this Plan which:

- a) are **not** noxious industries;
- e) can be located **without adverse** impact to existing development;
- g) can be located **without adverse** impact to the natural environment.

As previously mentioned in a detailed letter to council of June 12, 2023, our government is presently engaged in conversation regarding PFAs, and this should be a driving concern regarding the proposed storage facility, and the product that would be stored at this site!

“Companies operating in Canada should expect increasing regulation of PFAS substances to align with existing and developing regulation in the US and Europe. A growing level of consumer awareness and litigation in the US arising from the presence of these substances, in particular in food packaging, has brought the issue to the forefront in recent years.

In anticipation of even higher levels of concern and more regulation, companies would do well to carry out a comprehensive review of their inputs, products, facilities and operations involving the use and presence of these substances and begin the lengthy process of investigation, assessment, risk management and phasing out (if not already underway). It is likely that companies will eventually be required to do so, and this will help them meet new regulatory standards for potential disclosure, management, notification and remediation of these substances.” (Macmillan 2022 LLB)

So.....why on earth would we consider allowing this site to be developed as a proposed biofertilizer storage site.....of any size (from observing other developments of the owners we know that any approval is simply an invitation to go rogue, and rules are rarely followed!)

Communities everywhere are actively involved in restricting developments such as this from taking a foothold in their community...developments that are questionable re: future health of residents, water quality etc. As a community, we need to stand strong, and do the same. Knowing what we know, this type of development is wholly inappropriate for the “times”. Our Official Plan is the mechanism by which we can ensure this type of noxious industry does not gain a foothold, and is not marring the landscape, and environment of Adelaide Metcalfe!

Regardless of the property at 25700 Kerwood Road being tiled, and “ideas” as to how to manage water volume at this site, storm events continue to take place and there is always flooding ... running overland directly into the Sydenham River. Photos and videos have been provided to the township on several occasions. The rain event in August of 2023 has been referred to by some as a 100 year storm event. There is no way to mitigate this runoff from happening.....other than not allow it to be developed in the first place!

<https://www.theweathernetwork.com/en/news/weather/severe/flash-flooding-closes-402-in-1-in-100-year-rainfall-west-of-strathroy>

And with respect to Middlesex County's proposed amendments to their county plan.....

3.3.9 Manure, Biosolids and Septage County of Middlesex Proposed OP Amendments

Manure, Biosolids and Septage

Stewardship by landowners is encouraged to support the wise management of intensive agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. The safe and effective management of land-applied materials containing nutrients supports agriculture and safeguards the environment and protects surface and ground water sources.

The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses. The processing and/or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts and address matters such as stormwater management, setbacks, screening, buffering, etc.

3.3.9 needs to apply now as well as retroactively and not allow for any exemptions or grandfathering simply because this proposal for a facility was/is pre Official Plan amendments. The onus needs to be on the here and now with respect to the environment, PFAs, the Clean Water Act etc.

We also feel that there should not be generalized wording in 3.3.9 but there needs to be more specifics.....odour being mitigated is not mentioned, "adjoining lands" that are sensitive land use (homes) needs to be expanded upon, not inferred, setback needs to be expanded upon & reference to ("Land Use Compatibility" - D1), the "Acts" - Clean Water etc need to be listed.

In amending our township's Official Plan, we should be incorporating some wording from the County's proposed amendment, as well as being far more specific with respect to our local situation.

We are once again drawing attention to concerning factors in this potential precedent setting situation and we feel that it is imperative that they should be adequately addressed in amendments and updates to both Official Plans to reflect the health concerns, environmental concerns, water quality concerns, species at risk concerns, lifestyle concerns of 2023!

We have the opportunity through this review, and it is the time to do what is right for the future health and well being of the community moving forward.

Again, what we do today, and the decisions we make and their “forever” impacts are not so much for ourselves but for generations to come!

Pam & Doug McLean

DRAFT

Dear Mayor Clarke & Morgan Calvert,

At the June 26th Official Plan Review Public Open House, one of the displays that the Township had was of the present settlement areas in Adelaide Metcalfe. Questions were asked, and a discussion ensued as to what constitutes a settlement area. Based on those discussions, thoughts turned to the many homes situated along the Kerwood Road between Melwood Drive and Winter Drive, and as to whether there would be any benefit moving forward if this area were to be deemed a settlement area.

I am writing, and submitting this letter to ask that this idea be explored further with respect to drawing attention to the number of residences in this immediate area that would be negatively impacted by industrial development of 25700 Kerwood Road.

As we continue to consider amendments and updates to our Official Plan re: growth and development in our township over the next 30 years and what is, and will be best for our community now, and in the future, we need to appreciate the growth that has taken place along the Kerwood Road between Winter and Melwood Drive.

Where 30 years ago there was only a smattering of homes, there are now more than 15, with several new builds having occurred within the last few years. This is quite close to the number of homes within Cairngorm, the hamlet of Napier, as well as Walker's Corners which are deemed settlement areas.

Industrial development of the parcel of land at 25700 Kerwood Road would without a doubt negatively impact those that are living within close proximity to it. Industrial development generally brings into play potential odour, noise, traffic, light and environmental pollution to say the least. It is extremely difficult to mitigate odour, noise, environmental issues, especially where this parcel of land is located.

In fact our Official Plan, consolidated in Feb of 2023, and previously in 2011 refers to LIGHT industrial development ONLY if it is not noxious, and is located so that it does not have an adverse impact on existing development or the natural environment. (Economic Development 2.5)

Countless issues re: developing this property industrially remain a concern, and have been brought up previously, including the concerns of those that have their homes in this area.

In regards to investigating whether this could potentially be a "settlement area", there is a church (1697 Melwood Drive), a school (Pillar Academy, 6100 Calvert Drive) that has previously expressed their concerns in a letter to council, an existing agri-tourism business (Texas Longhorn Ranch, 1745 Melwood Drive) and a seasonal campground (26158 Kerwood Road), and a number of rural residential homes (26024, 34, 46, 64, 70, 79, 90, 98, 26114, 115, and 26210, 226, 230, 232 Kerwood Road). These residences (sensitive land use) are where our focus should be moving forward. The potential for additional lots, and therefore homes to be

built on the Kerwood Road along this corridor could also be a future possibility. At the south end, and closing the loop on the radius is 1626 and 1631 Winter Drive, 1872 Winter Drive, and 5184 and 5011 Calvert Drive.

Growing our community in a positive way, encouraging the lifestyle that those that are living here have adopted should be the focus, not turning prospective residents away due to the proximity of 25700 Kerwood Road.

As this area continues to populate, the inappropriateness of developing this parcel of land industrially, particularly as has been proposed (biofertilizer storage) becomes more and more apparent as we responsibly think of the future, and the impact that our decisions will have on so many, and in so many areas (public health, environment, clean water supply).

Therefore I would like to request some further investigation into the surrounding properties being deemed a "settlement area", as well as being apprised of your thoughts moving forward.

Sincerely,
Pam McLean

Donna Elliott

From: Mike Barnier
Sent: Monday, June 12, 2023 11:09 PM
To: Erin Besch; Abby Heddle; Morgan Calvert
Cc: Donna Elliott
Subject: Fwd: Official Plan Amendment comments
Attachments: Official Plan Amendment comments.docx

Begin forwarded message:

From: pam mclean <pamcwells@hotmail.com>
Date: June 12, 2023 at 3:46:58 PM EDT
To: Mayor Sue Clarke <sclarke@adelaidemetcalf.e.on.ca>, Morgan Calvert <mcalvert@adelaidemetcalf.e.on.ca>, Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>
Subject: Official Plan Amendment comments

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hello,

Please find attached comments regarding our suggestions for amendments to Adelaide Metcalfe's Official Plan. We are submitting these on behalf of our local neighbourhood community.

Should you have any questions, or comments, please feel free to let any of us know.

Thanking you in advance for taking the time to both read, and discuss the points that we feel are important, and have brought to your attention.

Pam McLean

June 12, 2023

Dear Mayor Clarke, Mr. Calvert, Mr. Barnier & Council Members,

We are writing on behalf of our local neighbourhood community that surrounds the industrial zoned parcel of land known as "Special Policy Area 4A & 4B" (25700 Kerwood Road) We are interested in seeing up to date amendments made specifically to sections of our Official Plan that pertain to industrial development, especially those that potentially impact the industrial development of 25700 Kerwood Road now, and into the future. Looking at both our 2011 Official Plan, as well as the most recent February 2023 version, it appears that few changes have been made in this area for several years. As with all sections of the Official Plan, it is felt that this section deserves detailed attention in regards to updating/amending the Official Plan to prevent any negative impacts that industrial development of this parcel of land could potentially have on the surrounding community.

As you are fully aware, this property was zoned light industrial some 30 years ago. So much has changed during that time; thus, the reason for updating so many things, including the Official Plan. Thirty years ago, it was unimaginable, and no one could have possibly foreseen that the proposal of a biosolid storage facility could/would even occur. As the Official Plan stands, there is a vast array of possibilities, and scenarios that could potentially occur by allowing this parcel of land to be developed industrially. Thirty years out from the zoning of this property sees significant development, and sensitive land use with several rural residential homes to the north, existing farms and their respective family homes abutting this property on all sides, the hamlet of Napier a few kilometres away, and a private school to the west. There are established agri-tourism businesses, and a seasonal campground in close proximity to 257000 Kerwood Rd. It is simply no longer appropriate that this parcel of land be zoned industrial. In fact, we should be concentrating our industry in the Hwy. 402/81 corridor.

There are other concerns to make mention of:

We are aware that an Employment Lands study is included in the Municipal Comprehensive Review (Section 5), and that this is to be included in the Official Plan. Wherein the vast majority of the 37 page document addresses factual material, and statistics, there appears to be undue attention given to this property in this report, including an anecdotal narrative passing judgement in favour of this property being developed as an employment area. "It would appear that the lands designated as "Special Policy Areas 4A and 4B" are capable of meeting all of these requirements for development". It is difficult to locate any other section in the document that speaks to anything in such depth, and where any type of personal opinion re: future development is offered. This should actually be struck from the MCR as one would think we are looking for unbiased facts only.

However, the takeaway, and the more, and most important point is that the employment of a few people should be secondary to all the public health, and environmental hazards that development of this property potentially brings to our community.

We are told that the Township's Official Plan must align with Middlesex County, and when the county is contacted about this property they defer elsewhere. At some point, some level of government must take responsibility for not allowing this biosolid storage facility to be developed, nor its product to be stored within close proximity to community member's residences (sensitive land use), businesses that are already established and flourishing (agri-tourism), livestock farms, wells that provide potable drinking water for human and animal consumption, habitat and waterways that are for species at risk, etc etc.

The March 20th Council meeting mentions addressing Minimum Separation Distance. There needs to be consideration given to the fact that this industrial property directly abuts agricultural properties with family homes on these properties, meaning that there is little to no separation between the two zoned properties. This is unacceptable (Schedule D, "Land Use Compatibility"). There is no "buffer" that can stop off-site odour pollution, dust pollution, light pollution, noise pollution, and traffic pollution if development of this property were to be allowed in such ridiculously close proximity to established residences.

<https://www.ontario.ca/page/d-1-1-land-use-compatibility-procedure-implementation>

4.3.1 Noise & other air contaminants

Buffers which may be satisfactory for the control of noise may not be adequate for dust, odours, or gaseous air contaminants. A berm or wall will usually have little or no effect on these, and distance is often the only effective buffer.

Source water protection was also mentioned at the March 20th meeting. The "Clean Water Act" and its many derivatives speak to the preservation of water quality for Ontarions....

Ontario Water Resources Act
Ministry of the Environment

"The Ontario Water Resources Act focuses on both groundwater and surface water throughout the province. The Water Resources Act regulates sewage disposal and "sewage works" and prohibits the discharge of polluting materials that may impair water quality".

If this property were to be developed as proposed, we would be the only community in all of Ontario that is allowing such a controversial project to go ahead. Thirty years has taught us a lot.....about the environment, about public health, about clean water, about wildlife, about pollution, etc. Presently, everyone everywhere, and at every level of government is doing what they can to stand up and fight for the conservation of our environment. The current discussions around PFAs by our federal government, and the unrelenting damage that future generations will have to deal with are in the news everywhere.

<https://www.ctvnews.ca/climate-and-environment/firefighting-foam-ban-possible-as-canada-looks-at-risks-of-forever-chemicals-1.6406412>

Other communities have been successful in preventing biosolid storage facilities from going ahead - for example, Lucan-Biddulph and Lincoln Township. We should be as well!

<https://www.thespec.com/news/2016/05/19/biosolids-facility-not-coming-to-beamsville.html>

Common sense needs to prevail, and whatever amendments are necessary to protect our community from the ravages of developing this property and the negative impacts, and unknown risks for taxpayers that we will all feel for years to come, and the consequences that cannot be undone (PFAs) need to be addressed in the Official Plan review. Each generation always better things for future generations to come. We cannot knowingly and willingly leave polluted land in our wake!

“We bequeath to you, the next generation, our knowledge but also our problems. While we still live, let us join hands, hearts and minds to work together for the solution so that your world will be better than ours and the world of your children even better.” (Rosalyn Yallow)

Furthermore.....

Regarding the survey, and reference to “growth and development” of our community; this section, and the accompanying questions.....it is a rather contradictory consideration to be assuming there will be growth and development in this neighbourhood given that so many people that are in close proximity to this property are putting further development of their own properties on hold (for example, I have three adult children who would love to build in the area, but are no longer considering this as an option due to the potential industrial development of 25700 Kerwood Rd.) I'm sure that this scenario, and this conversation can be replicated in many households with grown children looking to settle down and build a home in this immediate area. That is a substantial tax base loss for the township moving forward.

So, we urge you to please consider the above-mentioned concerns regarding the amendment of the Official Plan to concentrate industry in one area in the township, and to protect the community's residents from the impacts of such a negative project, while preserving the lifestyle that we all presently enjoy.

Even as it stands, unamended, Section 2.5 of the consolidated February 2023 Official Plan under Economic Development, states that no noxious industries should take a foot hold.

Noxious, by definition means “a place where an offensive, potentially harmful use or activity which, because of fumes, emissions, dust, smell, vibration, noise, waste products, nature of material used, processes employed, or other cause, is deemed by the Municipality to be a potential source of danger, nuisance or offence to the general public or persons in the surrounding area”

Section 2.5 also clearly states that industry.....

e) can be located without adverse impact to existing development;

g) can be located without adverse impact to the natural environment

A biosolid storage facility is noxious, and would, on all levels, have adverse impact on the existing development mentioned above.....people's residences, businesses, health and unquestionably the environment.

Our newly minted "Noise & Nuisance" bylaw leaves development of 25700 Kerwood Rd. in question re: conforming to the Official Plan.

Please do what you can as our Mayor and our Council to responsibly address the needs of the 2023 growing community that is in proximity to this parcel of land, and the needs of the 2023 environment. Amend our Official Plan as necessary.

Sincerely, and on behalf of our local neighbourhood community,

Fred & Gail Cahill

Pam & Doug McLean

Heather & Ralph Cormack

Marguerite & Gord Walker

Trevor Kellar

(Feel free to contact any of us should you have any questions)

Dear Mayor Clarke, Morgan Calvert, Mike Barnier & Council Members,

Doug & I purchased our farm in the former Metcalfe Township with the forethought and intention of enabling our children and grandchildren to build and reside here if they so chose to.

Our neighbours to the west in Napier, and north along the Kerwood Road all bought their properties with intent....the intent to live in a rural setting amongst nature in a quiet undisturbed setting surrounded by pristine woodlots, and the Sydenham River, home to several species at risk globally.

We, as well as many other community members feel that industry in Adelaide Metcalfe Township should be restricted to, and concentrated in an industrial area, not abutting settlement areas, or within close proximity to them.

In addition to a myriad of other reasons, our amended Official Plan needs to be more specific with respect to the distance separation between any new industrial/commercial development and residences.

The Feb. 2023 draft OP addresses several issues, and some sections have been edited at length. We were shocked to see little to no changes whatsoever were made to the industrial section (see below). There needs to be more “teeth” in this section....more specifics, more details to protect established residents and their families in 2023 from any proposed industrial development that hampers their lifestyle, and is an air, water, noise, and environmental pollutant.

3.1.10.4 Industrial Areas

Within Special Agricultural Policy Area 4, as shown on Schedule “A-1”, industrial activities including manufacturing, wholesaling, warehousing, distributing, repair, and servicing and storage of goods and materials are permitted. Bulk sales establishments such as farm fuel agents and building supply outlets, and accessory uses such as offices and factory retail outlets, may also be permitted.

Proposals for new development shall meet the following criteria:

- a) existing or proposed services shall be adequate to serve the proposed development subject to the approval of the authority having jurisdiction;
- b) vehicular access shall be available from a public road that is maintained year round subject to the approval of the authority having jurisdiction; and,
- c) buffer planting, screening, and other landscaping will be required to minimize any potential conflicts with adjacent and neighbouring land uses and to create an attractive image for the area.

However, looking at, and referring to Section 2.5 below, we should have/and should be, 100% abiding by long standing criteria from the Official Plan of 2011.... this point has been brought up several times prior to the Official Plan review.....

2.5 Economic Development

The Township will encourage the location of **light** industrial in this Plan which:

- a) are **not** noxious industries;
- e) can be located **without adverse** impact to existing development;
- g) can be located **without adverse** impact to the natural environment.

As previously mentioned in a detailed letter to council of June 12, 2023, our government is presently engaged in conversation regarding PFAs, and this should be a driving concern regarding the proposed storage facility, and the product that would be stored at this site!

“Companies operating in Canada should expect increasing regulation of PFAS substances to align with existing and developing regulation in the US and Europe. A growing level of consumer awareness and litigation in the US arising from the presence of these substances, in particular in food packaging, has brought the issue to the forefront in recent years.

In anticipation of even higher levels of concern and more regulation, companies would do well to carry out a comprehensive review of their inputs, products, facilities and operations involving the use and presence of these substances and begin the lengthy process of investigation, assessment, risk management and phasing out (if not already underway). It is likely that companies will eventually be required to do so, and this will help them meet new regulatory standards for potential disclosure, management, notification and remediation of these substances.” (Macmillan 2022 LLB)

So.....why on earth would we consider allowing this site to be developed as a proposed biofertilizer storage site.....of any size (from observing other developments of the owners we know that any approval is simply an invitation to go rogue, and rules are rarely followed!)

Communities everywhere are actively involved in restricting developments such as this from taking a foothold in their community...developments that are questionable re: future health of residents, water quality etc. As a community, we need to stand strong, and do the same. Knowing what we know, this type of development is wholly inappropriate for the “times”. Our Official Plan is the mechanism by which we can ensure this type of noxious industry does not gain a foothold, and is not marring the landscape, and environment of Adelaide Metcalfe!

Regardless of the property at 25700 Kerwood Road being tiled, and “ideas” as to how to manage water volume at this site, storm events continue to take place and there is always flooding ... running overland directly into the Sydenham River. Photos and videos have been provided to the township on several occasions. The rain event in August of 2023 has been referred to by some as a 100 year storm event. There is no way to mitigate this runoff from happening.....other than not allow it to be developed in the first place!

<https://www.theweathernetwork.com/en/news/weather/severe/flash-flooding-closes-402-in-1-in-100-year-rainfall-west-of-strathroy>

And with respect to Middlesex County's proposed amendments to their county plan.....

3.3.9 Manure, Biosolids and Septage County of Middlesex Proposed OP Amendments

Manure, Biosolids and Septage

Stewardship by landowners is encouraged to support the wise management of intensive agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. The safe and effective management of land-applied materials containing nutrients supports agriculture and safeguards the environment and protects surface and ground water sources.

The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses. The processing and/or storage of predominantly non-agricultural source materials such as biosolids for the purpose of distribution are considered industrial uses and therefore subject to site plan control to mitigate land use conflicts and address matters such as stormwater management, setbacks, screening, buffering, etc.

3.3.9 needs to apply now as well as retroactively and not allow for any exemptions or grandfathering simply because this proposal for a facility was/is pre Official Plan amendments. The onus needs to be on the here and now with respect to the environment, PFAs, the Clean Water Act etc.

We also feel that there should not be generalized wording in 3.3.9 but there needs to be more specifics.....odour being mitigated is not mentioned, "adjoining lands" that are sensitive land use (homes) needs to be expanded upon, not inferred, setback needs to be expanded upon & reference to ("Land Use Compatibility" - D1), the "Acts" - Clean Water etc need to be listed.

In amending our township's Official Plan, we should be incorporating some wording from the County's proposed amendment, as well as being far more specific with respect to our local situation.

We are once again drawing attention to concerning factors in this potential precedent setting situation and we feel that it is imperative that they should be adequately addressed in amendments and updates to both Official Plans to reflect the health concerns, environmental concerns, water quality concerns, species at risk concerns, lifestyle concerns of 2023!

We have the opportunity through this review, and it is the time to do what is right for the future health and well being of the community moving forward.

Again, what we do today, and the decisions we make and their “forever” impacts are not so much for ourselves but for generations to come!

Pam & Doug McLean

DRAFT

Donna Elliott

From: Mike Barnier
Sent: Monday, June 26, 2023 9:45 AM
To: Donna Elliott
Subject: FW: re-designation??

For OP File

From: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>
Sent: Monday, June 19, 2023 1:42 PM
To: Abby Heddle <aheddle@middlesex.ca>; Erin Besch <ebesch@middlesex.ca>; Mike Barnier <mbarnier@adelaidemetcalfe.on.ca>
Subject: Fwd: re-designation??

/Morgan

Begin forwarded message:

From: DeGroot <grogast@sympatico.ca>
Date: June 19, 2023 at 1:37:28 PM EDT
To: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>
Subject: Re: re-designation??

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Morgan
Thank you for getting back to us so quickly. Please, go ahead and submit our request. We will hold off on hiring a planner until further instruction. Will definitely check out the survey.
Thanks again
Simon & Joanne

Sent with [OfficeSuite](#) Mail for Windows PC

----- Original Message -----

From: Morgan Calvert <mcalvert@adelaidemetcalfe.on.ca>
Sent: 2023-06-19 1:32:08 PM
To: DeGroot <grogast@sympatico.ca>
Cc: Abby Heddle <aheddle@middlesex.ca>, Erin Besch <ebesch@middlesex.ca>
Subject: Re: re-designation??

Hey Joanne and Simon, thanks for this. No need to hire a Planner at this time as we can submit this request as part of our greater Official Plan review process.

Also, if you haven't already done so, please consider participating in our Official Plan survey found here: <https://www.surveymonkey.com/r/R6JCYS>

As well, please sign up to receive email updates regarding the process, which can be found here: https://forms.office.com/pages/responsepage.aspx?id=2swVSc_l8kyLmicZsSkMkyFZ0pxniWpFgjC4MTKiKHpUQk9FNkRGWEcyM1NBQIBRSTZBVIYwODA5TS4u&web=1&wdLOR=c8303425F-33BD-4543-A337-A161DC49CAF1

Thanks so much!

/Morgan

On Jun 19, 2023, at 1:22 PM, DeGroot <grogast@sympatico.ca> wrote:

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good afternoon Morgan

We are writing to you with the request to have the remaining parcel of land behind Grogast Court re-designated from Agriculture to Residential. After consulting with Erin Besch, we are in process of attaining a planner to help us with an Official Plan Amendment. As the land to the East and South of this property is already developed residential and the proximity to the town of Strathroy, London and the 402, we feel that this is a favourable location for potential residential development. We would appreciate it if this request can be considered by the council.

Thank you

Simon & Joanne De Groot

Sent with [OfficeSuite](#) Mail for Windows PC

Donna Elliott

From: Mike Barnier
Sent: Friday, June 2, 2023 10:02 AM
To: Donna Elliott
Subject: FW: 28176 Pike Road

For OP Review File

From: Sue Looman <Sue@looman6.ca>
Sent: Thursday, June 1, 2023 7:15 PM
To: Mike Barnier <mbarnier@adelaidemetcalf.e.on.ca>
Cc: Jamie Looman <Jamie@looman6.ca>
Subject: 28176 Pike Road

CAUTION: This email originated from outside of the Adelaide Metcalfe email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Good evening Mike,

It is our understanding that the Adelaide Metcalfe official plan is under review. If this is correct we are requesting that the Pike/Napperton Settlement Area be extended to include our property 28176 Pike Road.

If you have any questions or need us to fill in any other forms please let me know.

Kind regards,
Jamie & Sue Looman

Appendix 4

Township of Adelaide Metcalfe
Official Plan Review: Public Meeting
and Open House Records

Official Plan Review

Statutory Public Open House

Township of Adelaide Metcalfe – June 24th, 2026

Purpose of the Meeting

- ▶ To answer any questions about the process and provide a high-level overview of the proposed changes



What is an Official Plan?

- ▶ A comprehensive document that contains goals, policies, and land use schedules that sets the framework for land use decisions and detailed planning and provision of municipal services
- ▶ Indicates where housing, agriculture, industry, commercial and retail land uses will be located



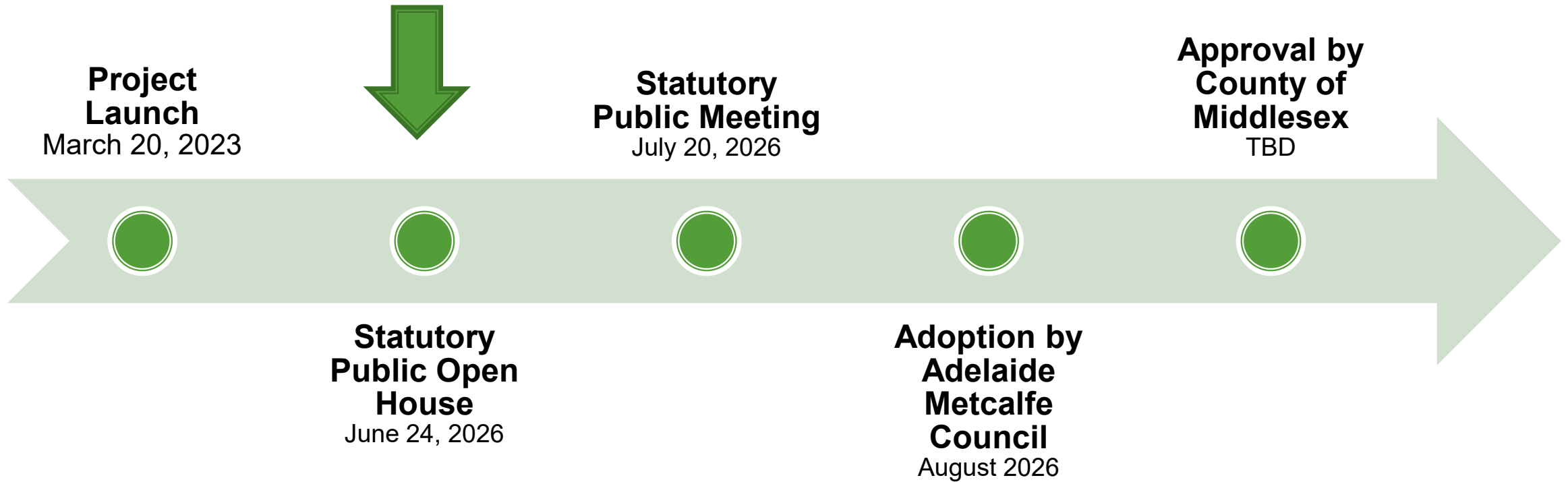
Why Review the Official Plan?

- ▶ The Township's Official Plan was approved on April 26th, 2011
- ▶ Section 26 of the Planning Act provides that when the Official Plan is updated, it must be revised to ensure that it:
 - (a) conforms with provincial plans or does not conflict with them
 - (b) has regard to the matters of provincial interest
 - (c) is consistent with policy statements including the Provincial Planning Statement.

A new Provincial Planning Statement in force as of October 20, 2024



Process



General Policy Updates



Provincial Changes & Conformity Exercise

- ▶ Revise policies to reflect any changes to matters of provincial interest
- ▶ Land Acknowledgement and references to First Nations consultation
- ▶ Amend policies to include any changes resulting from provincial housing bills
 - Site Plan Control implementation changes
 - Additional Residential Units (ARUs)
- ▶ Amend policies to include any changes resulting from County Official Plan Update



Settlement Areas

- ▶ Address changes in policy requirements for the expansion of settlement areas
- ▶ Updated population, housing and employment projections



Housing

- ▶ Additional Residential Units (ARUs) – permit ARUs in settlement areas and potentially agricultural areas
- ▶ Temporary Garden Suites
- ▶ Farm worker housing
- ▶ Housing options



Agriculture and Rural Areas

- ▶ Amend policies to permit agricultural, agriculture-related and on-farm diversified uses, subject to criteria
- ▶ Revise criteria for surplus farm dwelling consents
- ▶ Review and update Minimum Distance Separation (MDS) policies
- ▶ Agricultural Systems



Natural Heritage & Sourcewater Protection

- ▶ Update natural heritage policies to further protect natural heritage features
- ▶ Review land use schedules
- ▶ Implement updated sourcewater protection policies



Employment, Industry & Economic Development

- ▶ Proposes to identify future Industrial Area through Agricultural Special Policy Area 12



Next Steps

- ▶ Review comments and feedback
- ▶ Statutory Public Meeting
- ▶ Make revisions where warranted
- ▶ Council adoption
- ▶ County Council approval



Official Plan Review

Statutory Public Meeting

Township of Adelaide Metcalfe – July 20th, 2026

Agenda

- What is an Official Plan
- What we have done to date
- Proposed changes
- Public Meeting
- Next Steps



What is an Official Plan?

- ▶ A comprehensive document that contains goals, policies, and land use schedules that sets the framework for land use decisions and detailed planning and provision of municipal services
- ▶ Indicates where housing, agriculture, industry, commercial and retail land uses will be located

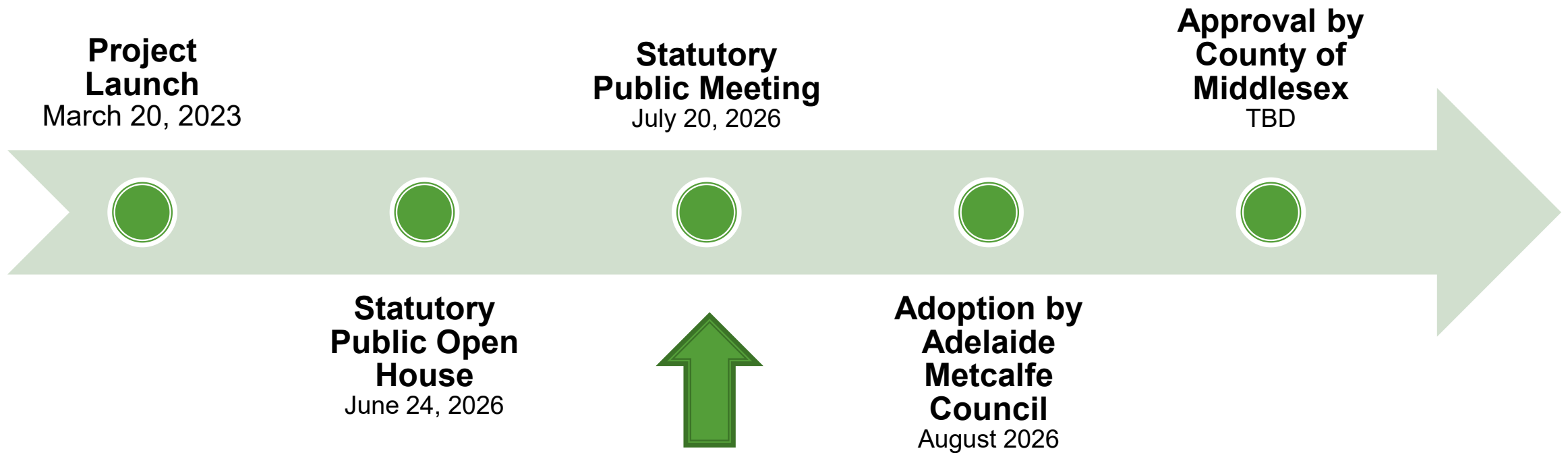


Consultation and Engagement

- ▶ Council Visioning Session (2023)
- ▶ Community Survey (2023)
- ▶ Non-Statutory Public Open House
- ▶ Statutory Public Open House
- ▶ Meetings with staff



Process



General Policy Updates



Provincial Changes & Conformity Exercise

- ▶ Revise policies to reflect any changes to matters of provincial interest
- ▶ Land Acknowledgement and references to First Nations consultation
- ▶ Amend policies to include any changes resulting from provincial housing bills
 - Site Plan Control implementation changes
 - Additional Residential Units (ARUs)
- ▶ Amend policies to include any changes resulting from County Official Plan Update



Settlement Areas

- ▶ Address changes in policy requirements for the expansion of settlement areas
- ▶ Updated population, housing and employment projections



Housing

- ▶ Additional Residential Units (ARUs) – permit ARUs in settlement areas and agricultural areas
- ▶ Temporary Garden Suites
- ▶ Farm worker housing
- ▶ Housing options



Agriculture and Rural Areas

- ▶ Amend policies to permit agricultural, agriculture-related and on-farm diversified uses, subject to criteria
- ▶ Revise criteria for surplus farm dwelling consents
- ▶ Review and update Minimum Distance Separation (MDS) policies
- ▶ Agricultural Systems approach



Natural Heritage & Sourcewater Protection

- ▶ Update natural heritage policies to further protect natural heritage features
- ▶ Review land use schedules
- ▶ Implement updated sourcewater protection policies



Employment, Industry & Economic Development

- ▶ Includes policy support for agriculture-related and on-farm diversified uses
- ▶ PPS alignment



Population & Housing Forecasts

Figure F-1
Township of Adelaide-Metcalfe
Summary of Population and Housing, 2001 to 2056

	Year	Population (Including Census undercount) ^[1]	Excluding Census Undercount			Housing Units					Persons Per Unit (P.P.U.) with undercount	Persons Per Unit (P.P.U.): without undercount
			Population	Institutional Population	Population Excluding Institutional Population	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Other	Total Households		
Historical	Mid-2001	3,300	3,100	0	3,100	940	10	20	0	960	3.43	3.28
	Mid-2006	3,300	3,100	200	3,000	970	10	10	10	990	3.31	3.16
	Mid-2011	3,200	3,000	0	3,000	1,000	10	10	10	1,020	3.11	2.98
	Mid-2016	3,100	3,000	100	2,900	980	0	10	0	990	3.17	3.04
	Mid-2021	3,100	3,000	100	2,900	1,010	0	10	10	1,020	3.09	2.95
Forecast	Mid-2026	3,200	3,100	100	3,000	1,050	0	10	10	1,060	3.04	2.91
	Mid-2031	3,400	3,300	100	3,200	1,110	0	10	10	1,130	3.02	2.89
	Mid-2036	3,600	3,500	100	3,400	1,200	0	10	10	1,210	2.99	2.86
	Mid-2041	3,900	3,700	100	3,600	1,310	0	10	10	1,320	2.97	2.84
	Mid-2046	4,200	4,000	100	3,900	1,420	0	10	10	1,440	2.92	2.80
	Mid-2051	4,500	4,300	100	4,200	1,540	0	10	10	1,560	2.88	2.76
	Mid-2056	4,700	4,500	200	4,300	1,650	0	10	10	1,660	2.81	2.69
Increment	Mid-2001 to Mid-2021	-200	-100	100	-200	70	-10	-10	10	60	-	-
	Mid-2021 to Mid-2026	100	100	0	100	40	0	0	0	40	-	-
	Mid-2021 to Mid-2031	300	300	0	300	100	0	0	0	110	-	-
	Mid-2021 to Mid-2036	500	500	0	500	190	0	0	0	190	-	-
	Mid-2021 to Mid-2041	800	700	0	700	300	0	0	0	300	-	-
	Mid-2021 to Mid-2046	1,100	1,000	0	1,000	410	0	0	0	420	-	-
	Mid-2021 to Mid-2051	1,400	1,300	0	1,300	530	0	0	0	540	-	-
	Mid-2021 to Mid-2056	1,600	1,500	100	1,400	640	0	0	0	640	-	-



Public Meeting

Next Steps

- ▶ Review comments and feedback
- ▶ Statutory Public Meeting
- ▶ Make revisions where warranted
- ▶ Council adoption
- ▶ County Council approval



Thank You!

If you have any questions or comments following today's meeting, please contact Abby Heddle-Jacobs, Senior Planner (Policy & Special Projects)

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