



TOWNSHIP OF SOUTHWOLD

Report to Council

DATE: November 25, 2019

PREPARED BY: Heather James, Planner

REPORT NO.: PLA 2019-32

SUBJECT MATTER: Township of Southwold Official Plan Update – Settlement Areas Boundaries Review

Recommendation:

THAT Council receives the report regarding the Township of Southwold Official Plan Update – Settlement Areas Boundaries Review;

AND THAT Council directs staff to organize, advertise and hold an internal public information session in January 2020 to discuss potential revisions to the settlement areas boundaries for Talbotville, Shedden, Fingal and North Port Stanley as part of the Official Plan update.

Purpose:

To provide Council with an update on a settlement areas boundaries review as part of the update to the Township of Southwold Official Plan.

Comments/Analysis:

On November 8th, 2019, CAO/Clerk and Township Planner met with Deputy Mayor Monteith, Steve Evans, Manager of Planning for the County of Elgin and Patrick Kennedy, Planner for Dillon Consulting to discuss the update to the Township of Southwold Official Plan.

During this meeting, staff along with Deputy Mayor Monteith discussed with Mr. Evans and Mr. Kennedy the possibility of revising the settlement areas boundaries for the communities of Talbotville, Shedden, Fingal and North Port Stanley. It was noted that there may currently be lands within the boundaries of Southwold settlement areas that are undevelopable due to natural heritage, natural hazard and/or public utility constraints. It was also noted that there may be lands within the settlement areas boundaries where there may not be short or long term development interest by the property owners. These lands are potentially limiting the Township's ability to expand the settlement areas for these identified communities.

Mr. Evans stated the County, as part of the update to the Official Plan would accept revisions to the settlement area boundaries provided no additional acreage was added. Mr. Kennedy also agreed this could be included as part of the update to the Official Plan.

Township staff suggested that would be best to hold an internal public information session at a central location in the Township (Keystone Complex) to discuss possible settlement areas boundaries revisions with property owners to provide each land owner an opportunity to discuss their intentions for their properties with municipal staff and Council. It is proposed that this meeting will be organized by Township staff; staff from Dillon Consulting will not be involved. Staff are suggesting that an advertisement would be placed two weeks prior to the meeting in the West Elgin Chronicle, a notice posted on the Township website and a notice posted in the Township office. Staff propose that individual notices be mailed to all property owners who own lands within the settlement boundaries of Talbotville, Shedden, Fingal and North Stanley two weeks prior to the information session.

The purpose of the meeting is to provide a more formal, informative and transparent public consultation on adjusting settlement area boundaries in these communities. In regards to hamlet settlement area boundaries, the Township will review these boundaries later in the Official Plan update process. It is important to note that this information session is an additional public consultation session. The Township will still be holding a statutory open house and public meeting for the update to the Official Plan as required by the Planning Act in 2020.

Financial Implications:

Exact costs are unknown at this time. An estimate of the costs would be between \$500.00 - \$750.00 for mail circulation for affected property owners and a newspaper advertisement. No additional costs to be billed by Dillon Consulting to the Township as a result of this proposed information session.

Respectfully Submitted by:

Heather James, Planner
“Submitted electronically”

Approved by:

Lisa Higgs, CAO/Clerk
“Approved electronically”