



# Township of Southwold Official Plan Review

Statutory Public Meeting  
Planning Act  
February 16<sup>th</sup>, 2021





# 1.0

Background

# Official Plan Review Process



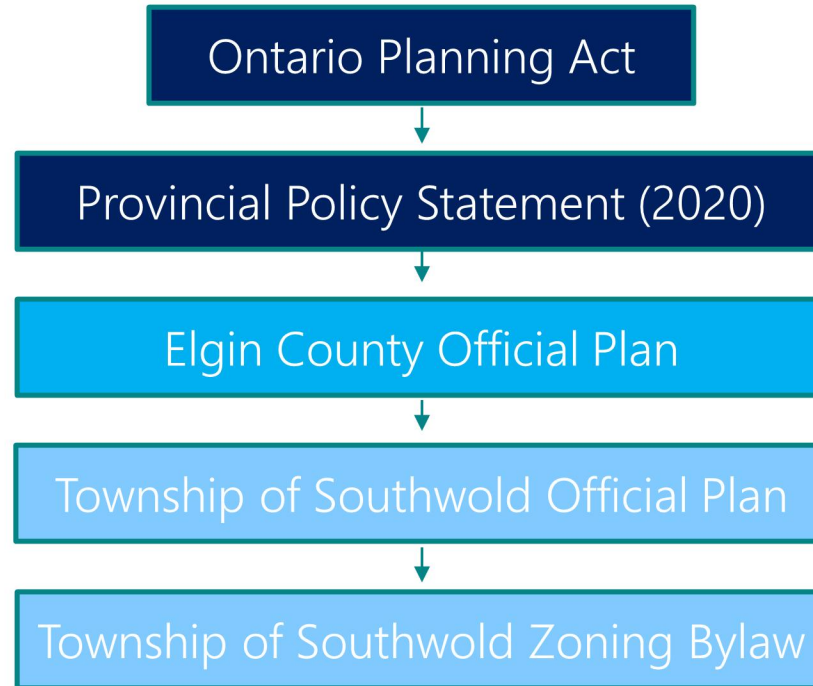
# What is an Official Plan?

- An Official Plan is created under the authority of the Planning Act
- Provides a long term vision for land use, growth and development
- A tool to help guide decision-making, infrastructure investment and also can be used to attract private sector investment
- One of a series of tools used by municipalities to guide change





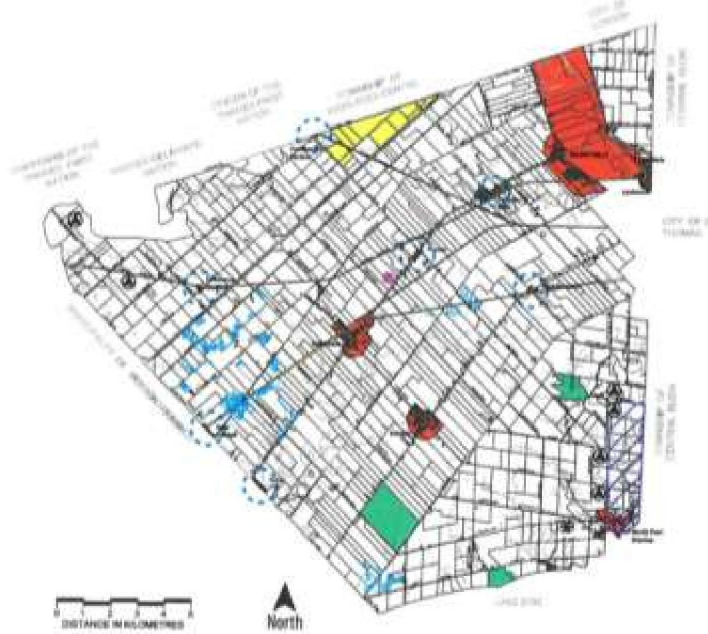
# Official Plan Policy Context



# Current Township Official Plan

TOWNSHIP OF SOUTHWOLD  
Official Plan  
Schedule 'A'  
Land Use

July 26, 2013



- Adopted in 2011 by Council and approved in 2013
- Based on 2005 PPS
- Time horizon for the Plan is 2006-2026
- County OP was not in effect at the time of preparation

# Why Update the Official Plan?

- Council identified the need to respond to emerging growth pressures
- Opportunity to address recent changes to new Provincial Policy Statement and County Official Plan (alignment)
- Province requires municipalities to update the Official Plan every 5-10 years (depending on when the Plan was originally prepared)

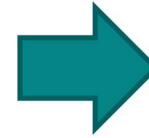
# Approach to OP Update

## Provincial Considerations

- 2020 PPS
- Planning Act Changes
- Various Provincial Guidelines (e.g. Agricultural Use Guidelines, D-6 Land Use Compatibility Guidelines)

## Local Considerations

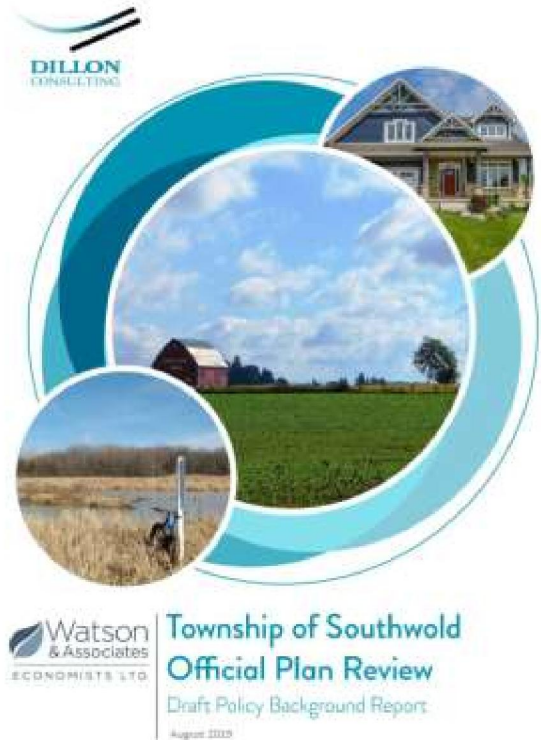
- Housing Market
- Economic Development Opportunities
- Land Needs
- Environment System
- Agricultural System
- Infrastructure Needs



2020  
Southwold OP  
Update

# OP Review Considerations

- On August, 22, 2019 the key findings from the Policy Background Report were presented to Council
- On October 15, 2019 a second presentation was made to Council on the Official Plan Review to confirm the growth management directions for the Plan



# 2.0

Draft Official Plan



# Revised OP Structure

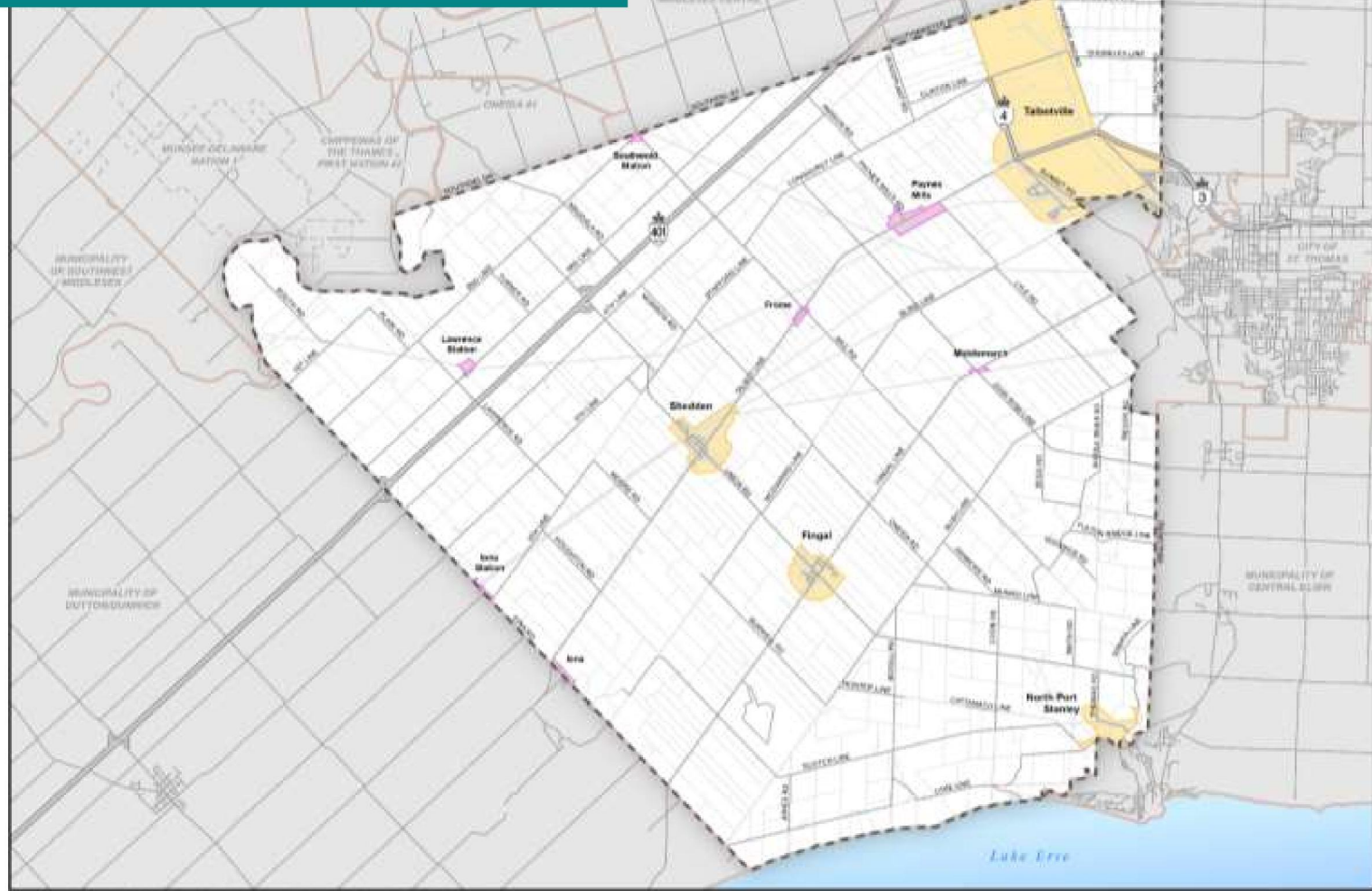
1. Introduction
2. Official Plan Objectives
3. General Policies
4. Environment and Resource Policies
5. Land Use Policies
6. Infrastructure
7. Implementation
8. Definitions



# Growth Forecast

- Southwold is planned to grow by an additional 1,840 people by 2041, bringing the population to 6,640 people.
- This future population growth is expected to generate demand for 1,050 housing units.
- Employment growth is expected to be 250 additional jobs by 2041 (1,770 total jobs, 2041).

# Schedule 1: Municipal Structure



- ### Municipal Structure
- Agricultural Area
  - Settlement Areas
  - Hamlets

### Base Mapping

- Highway
- Roads
- Parcels
- Township of Southwold
- Municipal Boundaries



NORTH

Map Prepared by: PFM  
Dillon Consulting Limited  
Map Checked by: PJC  
Dillon Consulting Limited

November 27, 2020  
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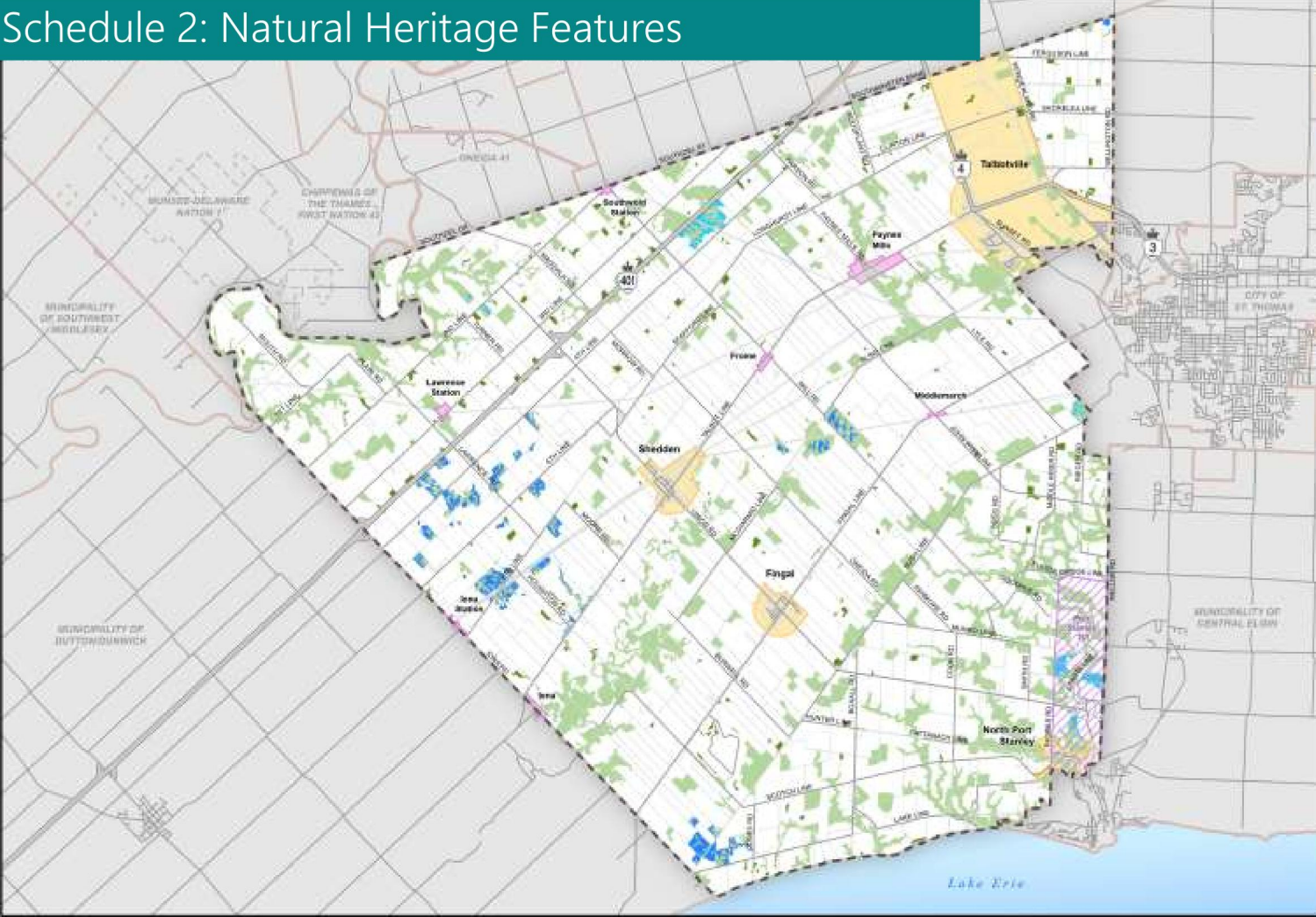


# Key Policy Changes

- The natural heritage system (NHS) is based on a series of protected features
- Alignment with the Conservation Authorities and County mapping of Natural Heritage Features and Hazardous lands
- Schedules are now broken down by Natural Heritage Features and Natural Hazards



# Schedule 2: Natural Heritage Features



- Natural Heritage Features**
- Significant Woodlands
  - Woodlands
  - Provincially Significant Wetlands
  - Wetlands
  - Areas of Natural and Scientific Interest

- Base Mapping**
- Highway
  - Roads
  - Parcels
  - Settlement Areas
  - Hamlets
  - Township of Southwold
  - Municipal Boundaries



Map Prepared by: PFM  
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Map Checked by: P.K.  
Dillon Consulting Limited

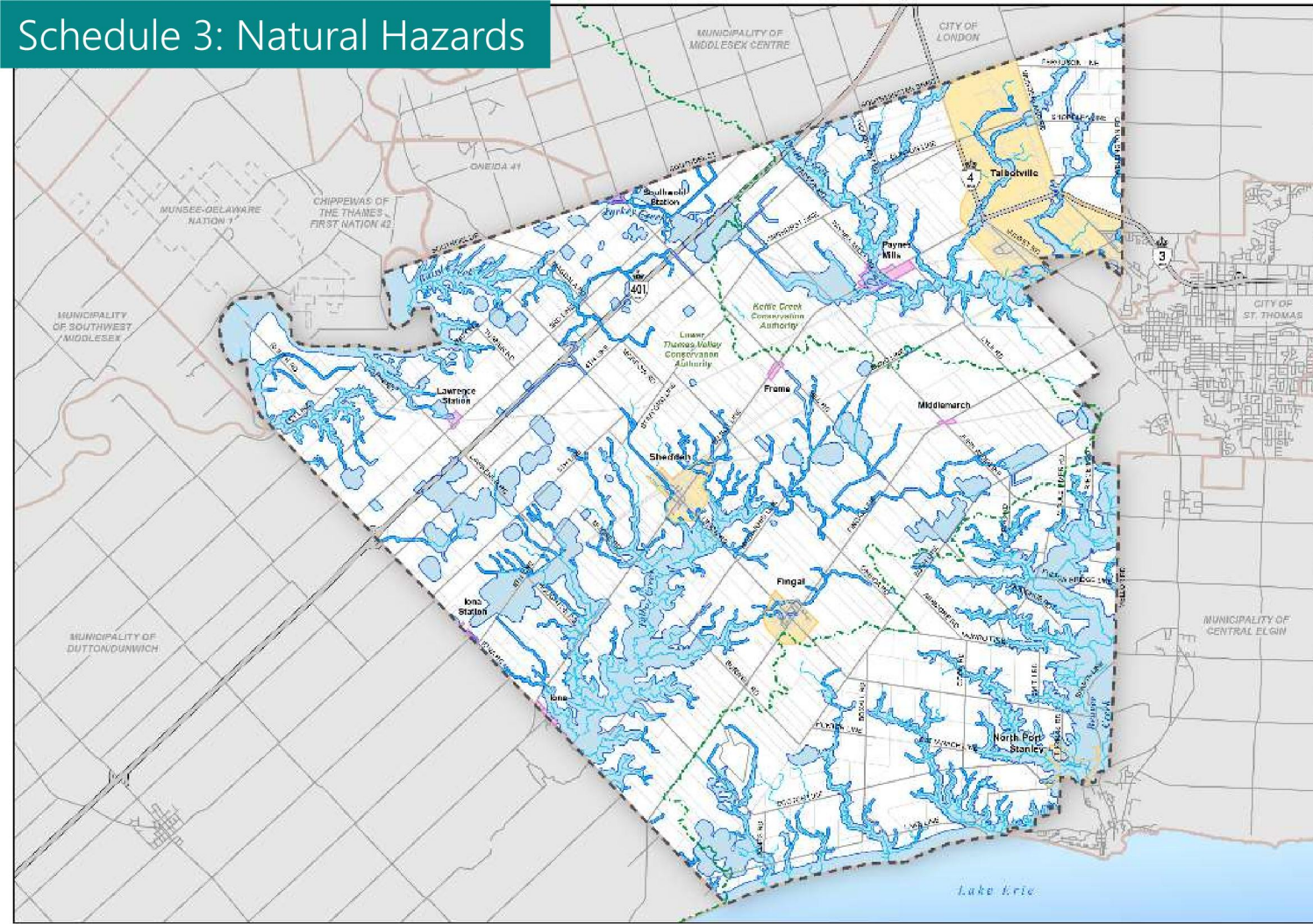
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# Schedule 3: Natural Hazards



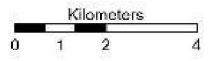
- Natural Hazards**
- Hazardous Lands
  - Conservation Authority Regulation Limit Area
  - Conservation Authority Jurisdictions

- Base Mapping**
- Highway
  - Roads
  - Watercourses
  - Parcels
  - Settlement Areas
  - Hamlets
  - Township of South Huron
  - Municipal Boundaries



Map Prepared by: H-M  
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Map Checked by: P-K  
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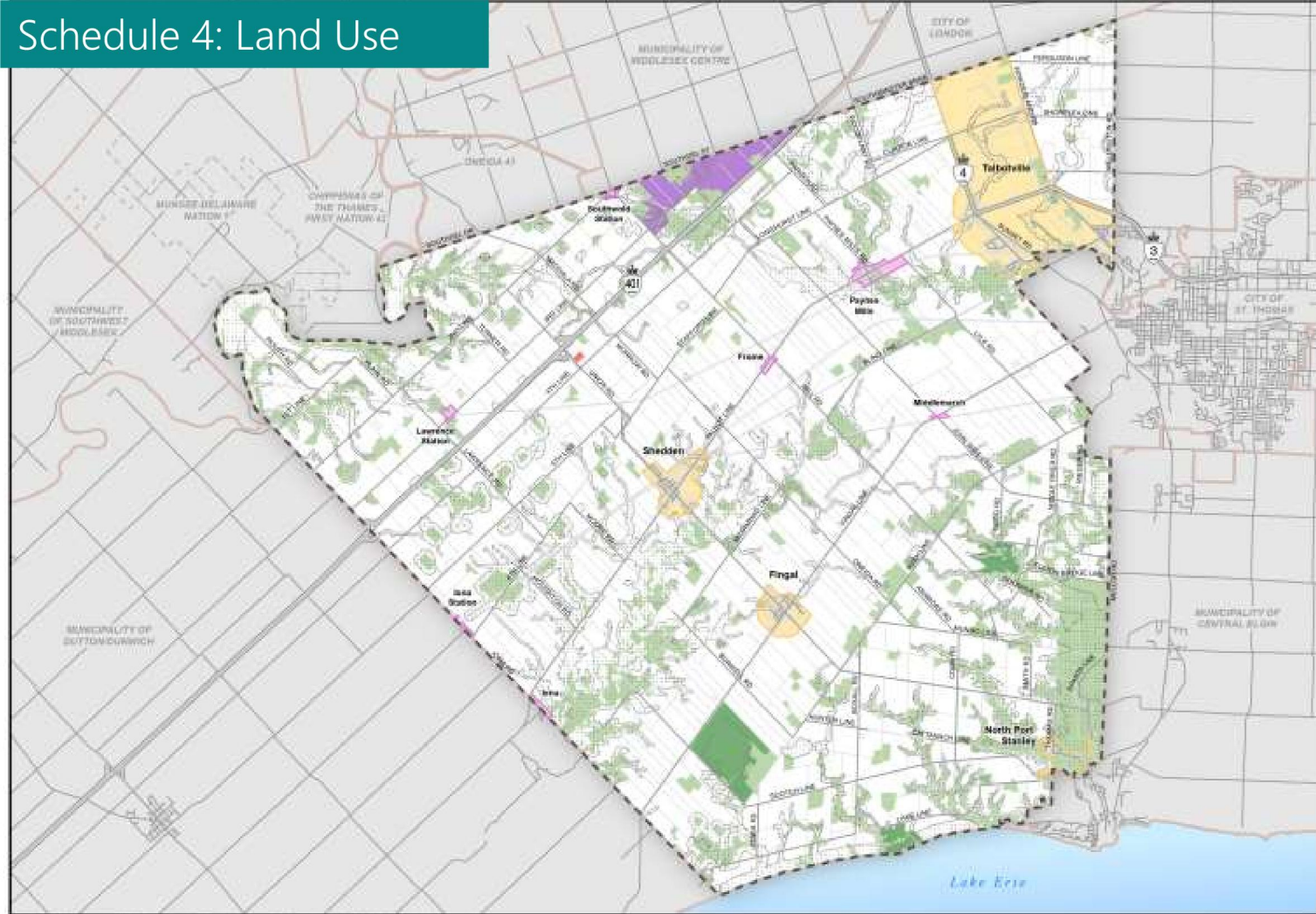




# Key Policy Changes, Land Use

- Settlement Areas: Provide policies for Residential, General Commercial and Industrial uses, minor adjustment to settlement area boundaries to align with parcel fabric
- Hamlets: Infilling, new development policies clarified
- Agricultural Area: Updates allow for a greater variety of uses, including Agricultural Related Uses and On-Farm Diversified Uses (based on Provincial guidelines)
- Commercial: Additional lands added in Talbotville, access and permitted uses clarified

# Schedule 4: Land Use



- Land Use**
- Agricultural Area
  - Highway Service Commercial Centre
  - Waste Management
  - Open Space
  - Natural Heritage Features
  - Hazard Lands (Overlay)

- Base Mapping**
- Highway
  - Roads
  - Parcels
  - Settlement Areas
  - Hamlets
  - Township of Southwold
  - Municipal Boundaries

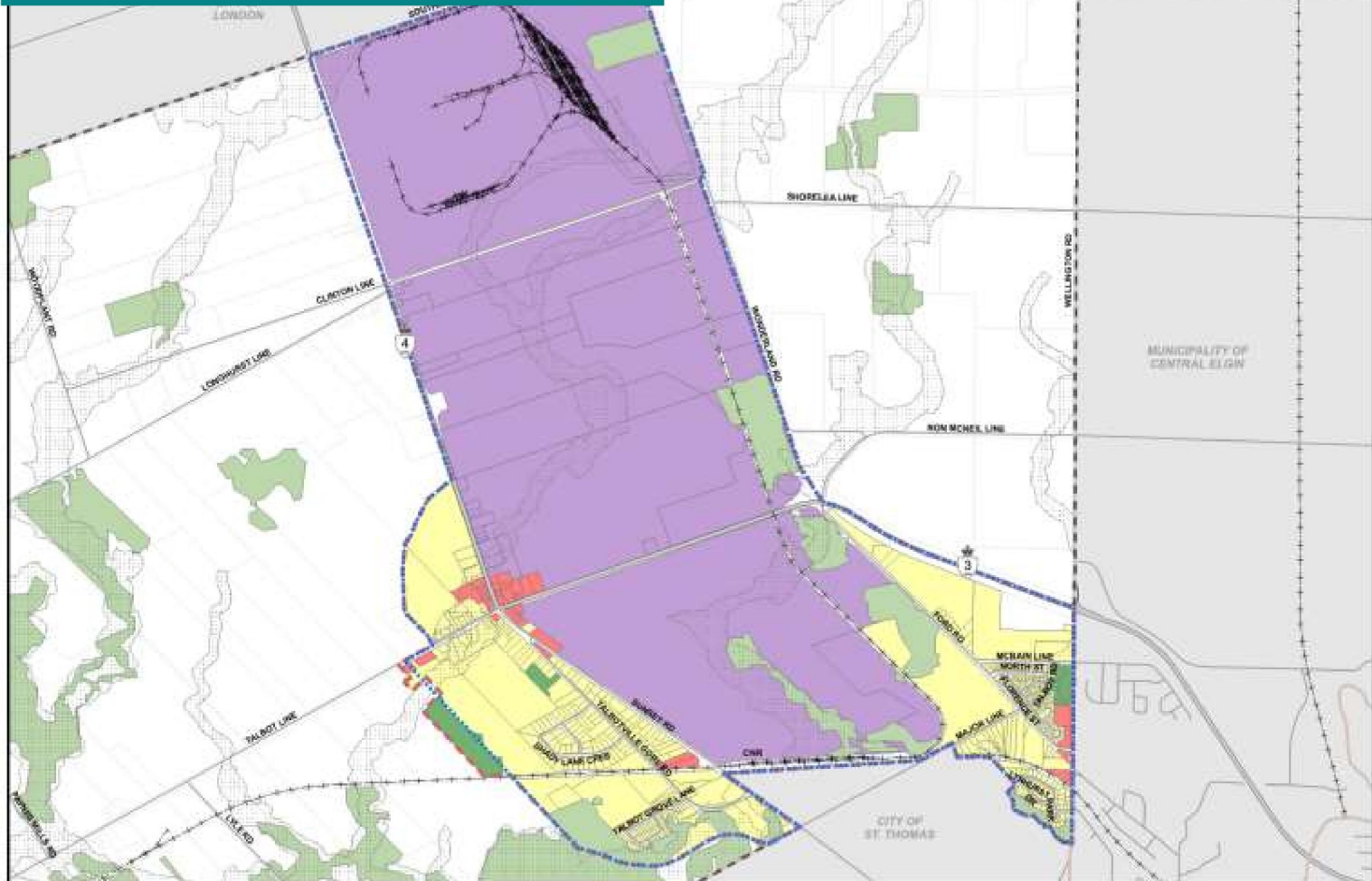


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# Schedule 4A: Talbotville Land Use



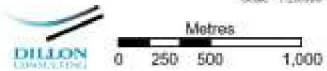
- Land Use**
- Residential
  - General Commercial
  - Industrial
  - Open Space
  - Natural Heritage Features
  - Hazard Lands (Overlay)

- Base Mapping**
- Highway
  - Roads
  - Railway
  - Parcels
  - Settlement Area Boundary (Current)
  - Settlement Area Boundary (Proposed)
  - Township of Southwold
  - Municipal Boundaries



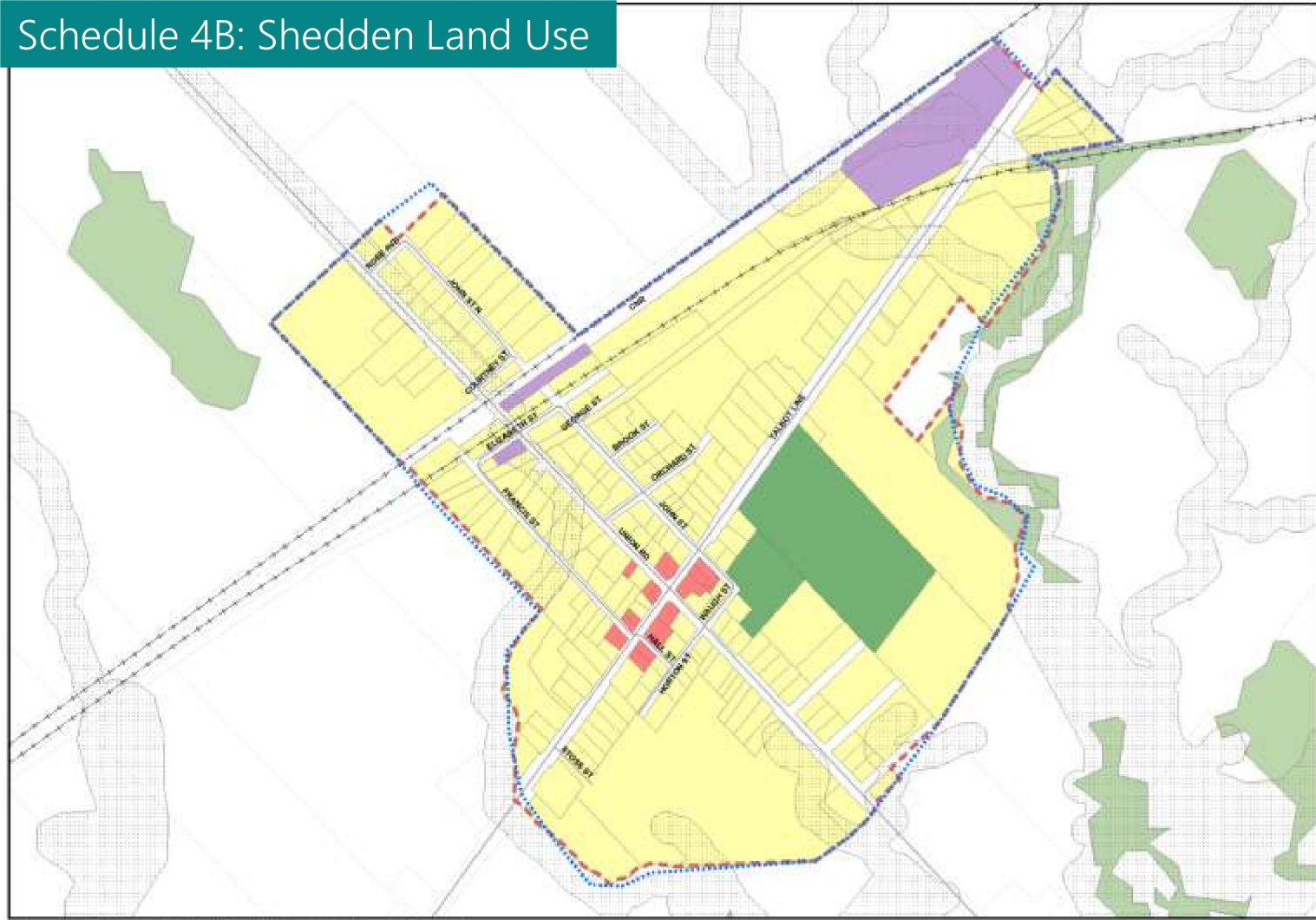
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 Dillon Consulting Limited

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# Schedule 4B: Shedden Land Use



- Land Use**
- Residential
  - General Commercial
  - Industrial
  - Open Space
  - Natural Heritage Features
  - Hazard Lands (Overlay)

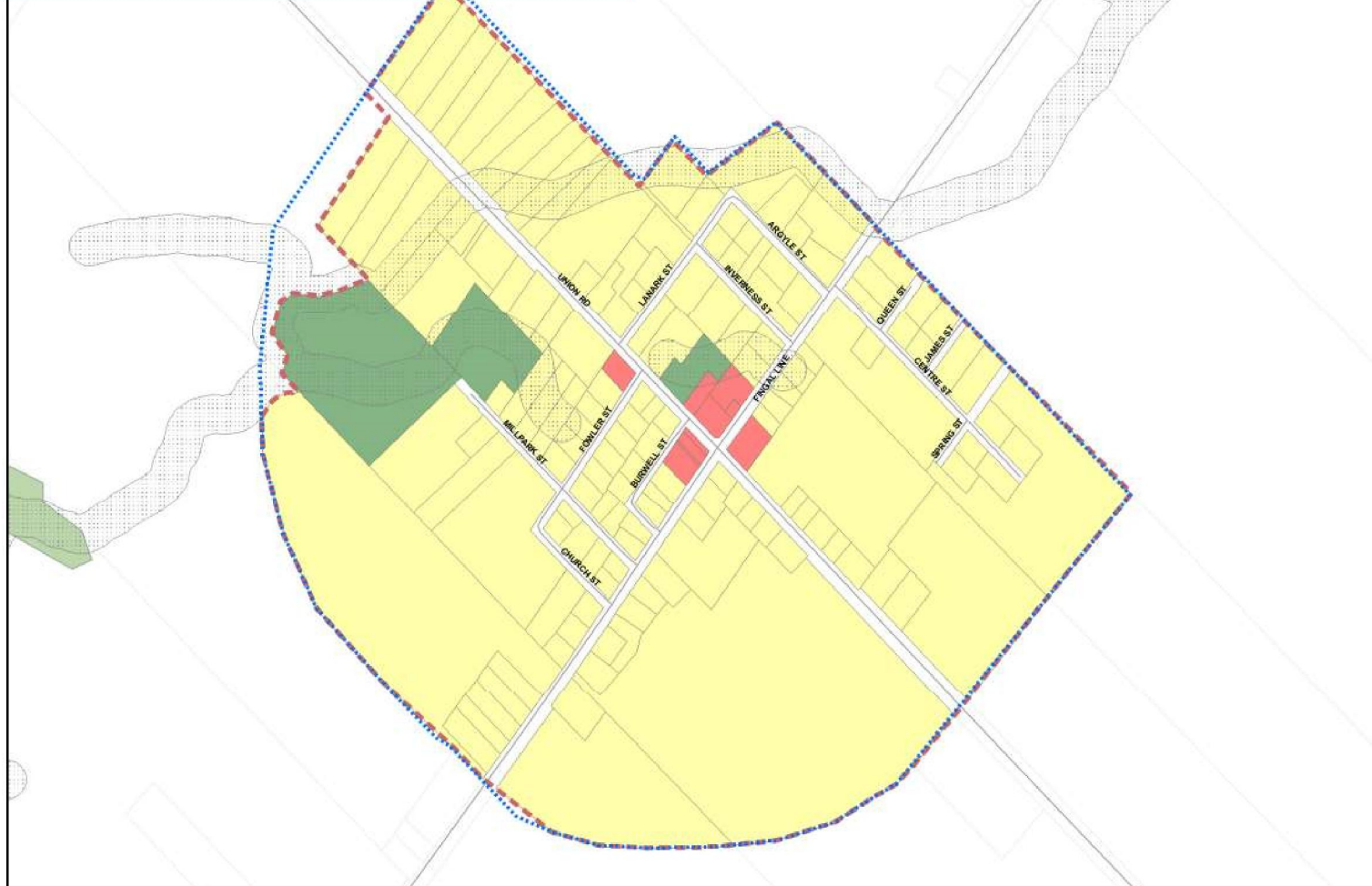
- Base Mapping**
- Roads
  - Railway
  - Parcels
  - Settlement Area Boundary (Current)
  - Settlement Area Boundary (Proposed)
  - Township of Southwold
  - Municipal Boundaries



Map Prepared by: PFM  
Olson Consulting Limited  
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Olson Consulting Limited  
February 12, 2021  
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# Schedule 4C: Fingal

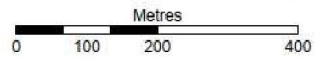


- Land Use**
  - Residential
  - General Commercial
  - Open Space
  - Natural Heritage Features
  - Hazard Lands (Overlay)
- Base Mapping**
  - Roads
  - Parcels
  - Settlement Area Boundary (Current)
  - Settlement Area Boundary (Proposed)
  - Municipal Boundaries



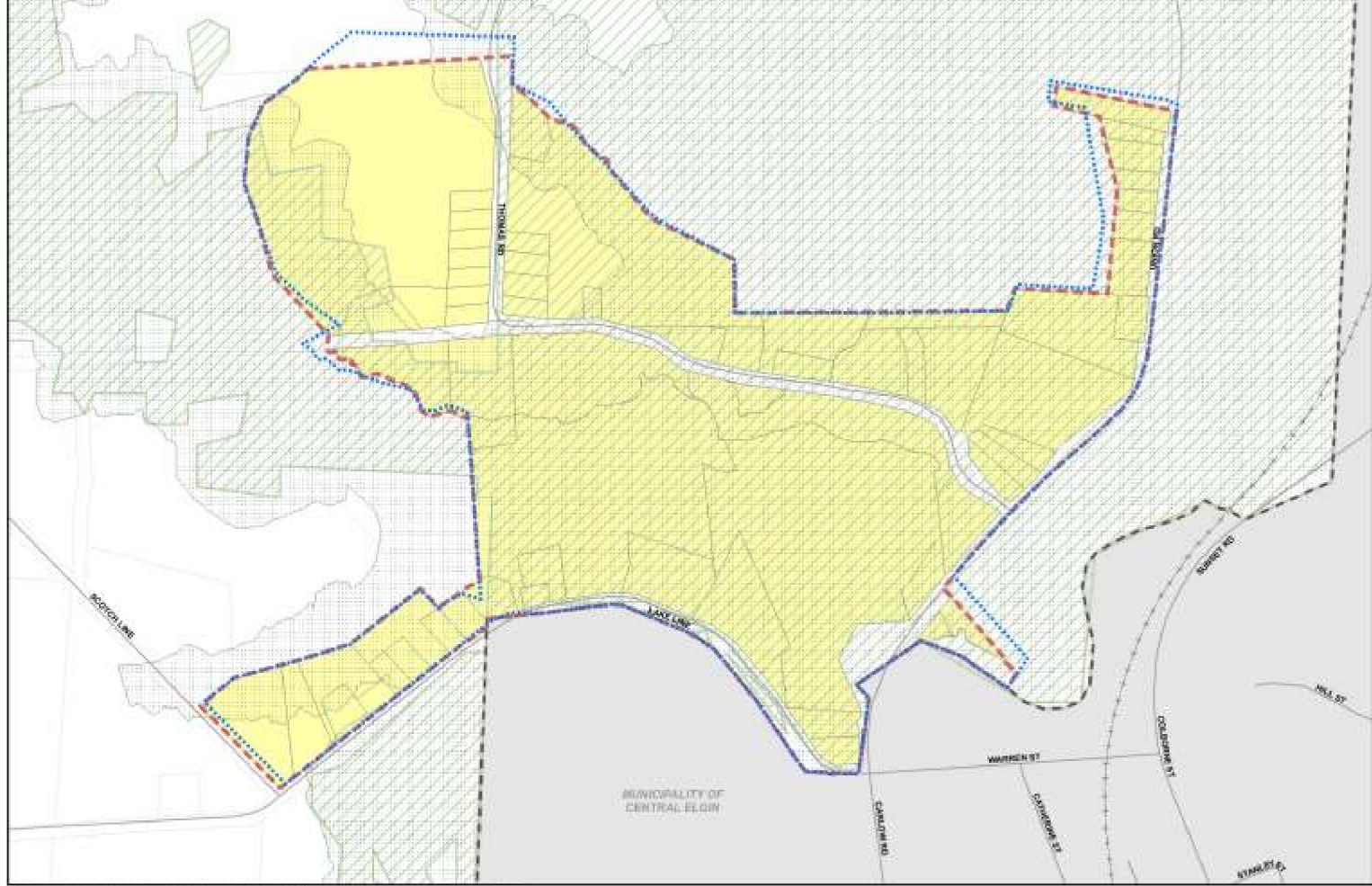
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November 30, 2020  
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# Schedule 4D: North Port Stanley Land Use



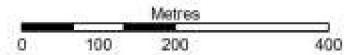
- Land Use**
- Residential
  - Natural Heritage Features (Overlay)
  - Hazard Lands (Overlay)

- Base Mapping**
- Roads
  - Railway
  - Parcels
  - Settlement Area Boundary (Current)
  - Settlement Area Boundary (Proposed)
  - Township of Southwold
  - Municipal Boundaries



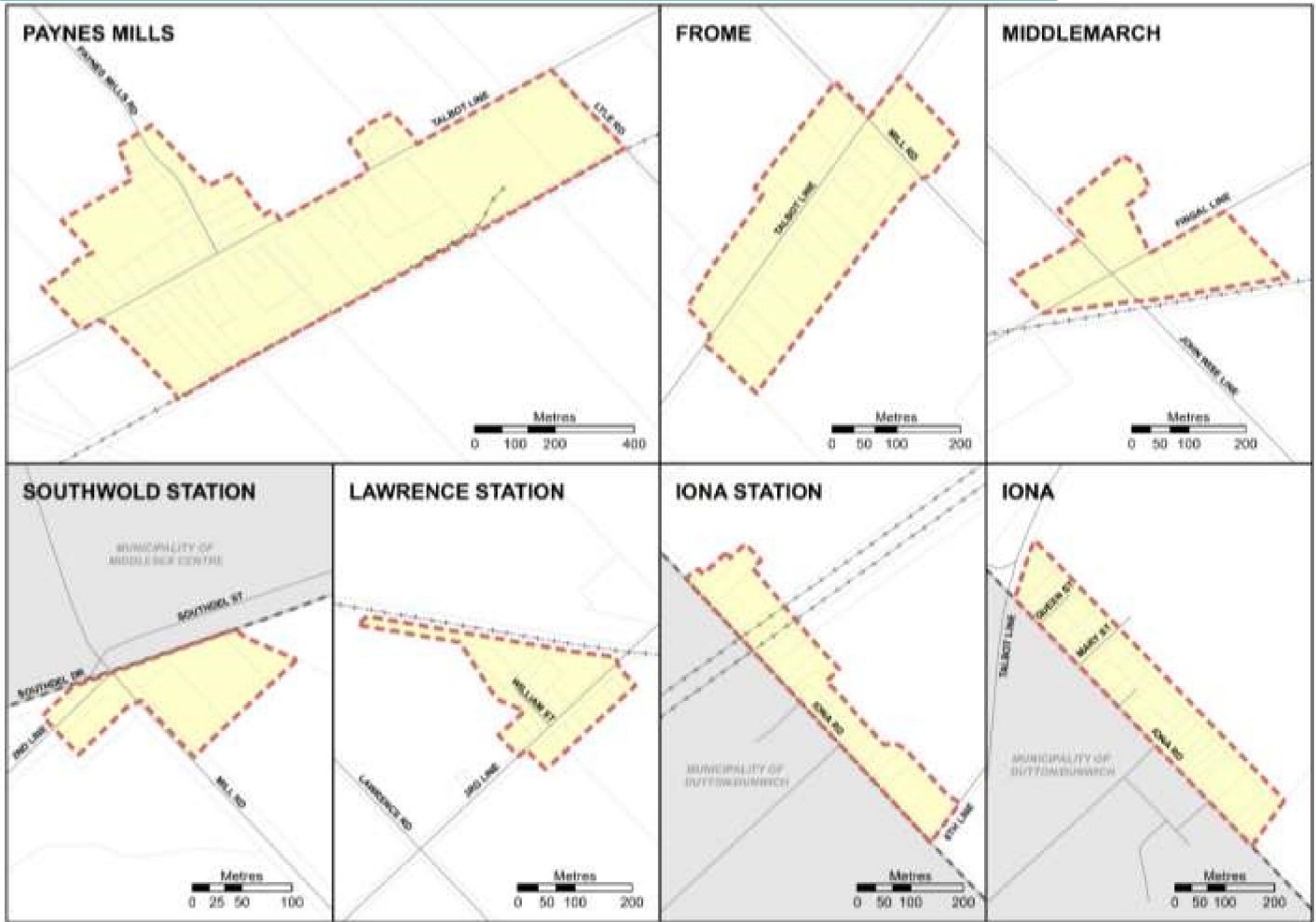
Map Prepared by: PPM  
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Dillon Consulting Limited

February 18, 2021  
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# Schedule 4E: Hamlet Settlement Area Boundaries



- Base Mapping**
- Roads
  - - - Railway
  - Parcels
  - Settlement Area Boundary
  - Township of Southwold
  - Municipal Boundaries



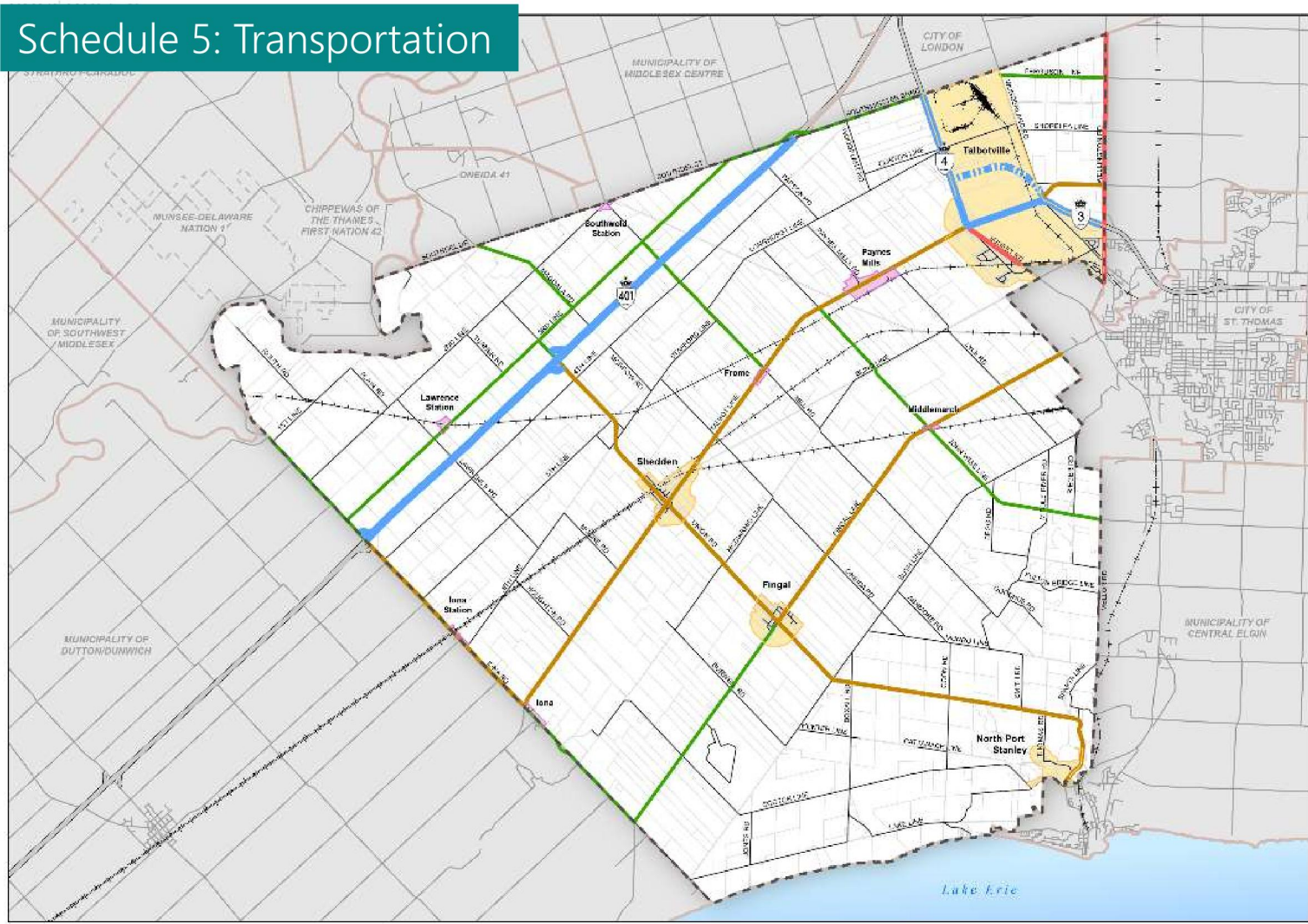
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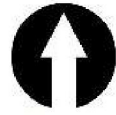
# Key Policy Changes, Infrastructure

- Minimal changes to the policies in this section
- Minor adjustments for alignment with the PPS, 2020 on:
  - The wise use and management of resources
  - Promoting active transportation
  - Recognizing the changing climate
- Addition of policies to green design and green infrastructure
- Clarification of policies on alternative and renewable energy systems

# Schedule 5: Transportation



- Transportation**
-  Provincial Highway
  -  MTO Right of Way
  -  Major Arterial (County Road)
  -  Minor Arterial (County Road)
  -  Collector (County Road)
  -  Local Roads
  -  Railway
- Base Mapping**
-  Highway
  -  Roads
  -  Parcels
  -  Settlement Areas
  -  Hamlets
  -  Township of Southwold
  -  Municipal Boundaries

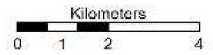


**NORTH**

Map Prepared by: H-M  
 Dillon Consulting Limited  
 Map Checked by: R-K  
 Dillon Consulting Limited

November 27, 2020

Scale 1:100,000



# Key Policy Changes, Climate Change

- The Draft OP includes opportunities to mitigate and adapt to the effects of climate change by providing guidance for:
  - Focusing growth within established settlement areas and promoting compact, complete mixed use communities
  - Promotion of green infrastructure
  - Promotion of energy efficient building design
  - Protecting the agricultural land bases
  - Protecting and restoring natural areas and water systems, as well as increasing tree canopy cover
  - Promoting/improving active transportation networks/connections





# 3.0

Feedback from Public Open House

# Public Open House

- Virtual public house held on February 9<sup>th</sup>, 2020
- Approximately 20 residents attended to view presentation, ask questions and provide comments on the draft Official Plan



# Public Open House

- We received the questions on a variety of aspects of the Official Plan that we were able to answer during the virtual public meeting. Aspects included
  - Availability of presentation materials
  - Allocation of growth amongst settlements
  - Components of the growth forecast
  - Approach to settlement area boundaries and hamlet boundaries
  - Status of the Ford Plant site in Talbotville
  - Approach to transit and bus service
  - Approach for buffers between agricultural area and settlement areas
  - Approach for final revisions to the plan
  - Clarification on approach for site plan development
  - Approach for active transportation networks and connectivity

# Potential Revisions to incorporate in final plan

- Include additional policy guidance for the Waste Management site to ensure Township has proactive policies in place in the event of expansions or future changes
- Include a policy for the Ford Plant site to capture the Township's aspirations for site redevelopment
- If available, include a schedule showing active transportation network
- Additional directions to be considered base on feedback received this evening



# 4.0

Next Steps

# Next Steps

- Prepare final Official Plan document based on feedback from Public Open House and Statutory Public Meeting
- Council Adoption (date to be determined)