

Township of Southwold Official Plan Review

Draft Policy Background Report

August 2019

TABLE OF CONTENTS

1	Introduction	1
1.1	Official Plan Review.....	1
1.1.1	Background	1
1.1.2	Official Plan Review Process	1
1.2	Purpose of Policy Directions Report	2
1.3	Report Organization.....	2
2	Policy Context	3
2.1	Provincial Policy Statement	3
2.2	County of Elgin Official Plan.....	4
2.3	Township of Southwold Official Plan	6
3	Growth Trends and Growth Projections	10
3.1	Introduction	10
3.2	Approach.....	11
3.2.1	What Drives Population Growth?	11
3.2.2	Long-term Population and Household Forecast Approach.....	12
3.3	Regional Macro-Economic Employment and Demographic Trends	13
3.3.1	Trends in the Provincial Economy.....	13
3.3.2	Regional Economic Trends	15
3.3.3	Elgin County Employment by Sector, 2016.....	17
3.3.4	Review of Historical Population Trends within the London C.M.A.....	17
3.4	Local Economic Opportunities	18
3.4.1	Township of Southwold Historical Labour Force Trends, 2001 to 2016.....	18
3.4.2	Review of Historical Demographic Trends in the Township of Southwold.....	21
3.5	Observations	23
3.6	The Township of Southwold’s Population, Housing, and Employment Forecast 2016 to 2041 ..	24
3.6.1	Employment Forecast for the City of St. Thomas and the City of London, 2016 to 2041 ..	24
3.6.2	The Township of Southwold’s Population Forecast, 2016 to 2041	30
3.6.3	The Township of Southwold Housing Forecast, 2016 to 2041	33

4	Growth Management	40
4.1.1	Settlement Area Hierarchy	40
4.1.2	Residential Land Supply	42
4.1.3	Employment Land Supply	48
4.2	Municipal Infrastructure	48
4.2.1	Existing Water and Sanitary System	49
4.2.2	Stormwater	56
4.2.3	Transportation	56
5	Agriculture, Natural Resources, and Hazards	59
5.1	Agricultural System	59
5.1.1	On Farm Diversification	60
5.1.2	Land Use Compatibility between Agricultural Lands and Settlement Areas	62
5.1.3	Emergence of Cannabis Industry	63
5.2	Climate Change	64
5.3	Natural Heritage System	65
5.4	Mineral Aggregate Resources and Petroleum Resources.....	67
5.5	Natural Hazards.....	68
6	Policy Directions	69

List of Figures

Figure 1-1: Official Plan Review Process	2
Figure 2-1: Township of Southwold Schedule A: Land Use.....	7
Figure 2-2: Significant Natural Features	8
Figure 2-3: Township of Southwold Schedule B: Hazard Lands.....	9
Figure 3-1: Approach to Long-Term Population and Housing Growth Forecast	12
Figure 3-2: Province of Ontario and Canada - Annual Real G.D.P. Growth, Historical (2006 to 2017) and Forecast (2018 to 2019)	15
Figure 3-3: Elgin County Total Labour Force by Major Sector, 2001 to 2016	16
Figure 3-4: Elgin County’s Employment Base by Sector, 2016	17
Figure 3-5: Township of Southwold, Elgin County, London C.M.A., and the Province of Ontario’s Historical Permanent Population Growth Rates, 1991 to 2016	18
Figure 3-6: Township of Southwold Labour Force by Major Sector, 2001 to 2016	19
Figure 3-7: Township of Southwold Employed Labour by Place of Work, 2001 to 2016	20
Figure 3-8: Where Township of Southwold Residents Go To Work, 2001 and 2016.....	21

Figure 3-9: Places from where Township of Southwold Employees Commute, 2001 and 2016 21

Figure 3-10: Township of Southwold Historical Population, 1991 to 2016 22

Figure 3-11: Township of Southwold Population by Settlement Area, 2016 22

Figure 3-12: Average Value of Dwelling, 2001 to 2016 23

Figure 3-13: Ratio of Average Value of Dwelling-to-Median Income, 2001 to 2016..... 23

Figure 3-14: City of London Employment Forecast, 2001 to 2041 25

Figure 3-15: City of St. Thomas Employment Forecast, 2001 to 2041 26

Figure 3-16: The Township of Southwold Employment Forecast by Major Sector, 2016 to 2041 27

Figure 3-17: The Township of Southwold Incremental Employment Growth by Sector, 2016 to 2041
..... 28

Figure 3-18: The Township of Southwold’s Historical and Forecast Employment Forecast, 2001 to
2041 29

Figure 3-19: The Township of Southwold’s Historical and Forecast Employment Forecast, 2001 to
2041 30

Figure 3-20: The Township of Southwold’s Population Growth Forecast, 2001 to 2041..... 31

Figure 3-21: The Township of Southwold’s Population Growth Forecast, 2001 to 2041 32

Figure 3-22: The Township of Southwold’s Forecast Population Comparison with Elgin County, the
London C.M.A., and St. Thomas 33

Figure 3-23: Southwold’s Historical and Forecast Households, 1991 to 2041 33

Figure 3-24: The Township of Southwold’s Historical and Forecast Housing Units by Type, 2009 to
2041 34

Figure 3-25: The Township of Southwold’s Historical and Forecast Persons per Unit, 2001 to 2041 35

Figure 3-26: Township of Southwold Incremental Household Forecast by Structure Type, 2016 to
2041 36

Figure 4-1: Township of Southwold Community Structure 41

Figure 4-2: County of Elgin - Southwold Settlement Areas 42

Figure 4-3: Talbotville 44

Figure 4-4: Shedden 45

Figure 4-5: Fingal 46

Figure 4-6: North Port Stanley 47

Figure 4-7: Map of the Full (Municipal Water and Wastewater – Orange) and Partial Services
(Municipal Water – Blue) in the Township of Southwold 51

Figure 4-8: Map of the Full Servicing (Orange) and Partial Servicing (Blue) in Five of the Southwold
Hamlets 52

Figure 4-9: Provincial Transportation System in and Around Southwold 58

List of Tables

Table 4-1: Settlement Area Residential Development Approvals 42
Table 4-2: Settlement Area Residential Development Approvals 43
Table 4-3: Settlement Area Residential Growth Potential (Land Supply) 43
Table 4-4: Settlement Area Employment Growth Potential (Land Supply) 48
Table 4-5: Hamlets in the Township of Southwold that have access to Municipal Water and/or
Wastewater 49
Table 4-6: Summary of Municipal Water Servicing in Southwold 53
Table 4-3: Summary of Municipal Wastewater Servicing in Southwold 54

Appendices

Appendix A: Provincial Policy Statement Policy Audit

Appendix B: Examples of On-Farm Diversified Use Policies



1 INTRODUCTION

1.1 Official Plan Review

1.1.1 Background

In 2019, the Township of Southwold launched its Official Plan Review (OPR) project. The Township's current Official Plan was adopted in 2011 and subsequently approved by the Province in 2013. Since the adoption of the Plan, there have been a number of changes which underpin the need for this Official Plan Review. From a policy perspective, the Province adopted a new Provincial Policy Statement in 2014, and there is a need to ensure that the Township's policies align with the latest directions from the Province. It is also worth noting that the Province approved the County of Elgin's new Official Plan in 2013 and there is a need to ensure general alignment between the two Plans. From a local perspective, the Township is facing a number of emerging growth management pressures, which also need to be addressed, as the Plan's current growth management framework needs to be reviewed and revised. And finally, from a more practical perspective, there are a number of aspects of the current Official Plan which could be enhanced to improve the overall effectiveness of the document, such as improved mapping, consistency with language, etc.

1.1.2 Official Plan Review Process

The OPR process is being undertaken in a three-phased approach, with Phase 1 focusing on background review of issues and opportunities, Phase 2 dealing with the drafting of the updated Official Plan and

Phase 3 working towards the delivery of the Final Official Plan. **Figure 1-1** illustrates the Official Plan Review process.

Figure 1-1: Official Plan Review Process



1.2 Purpose of Policy Directions Report

The purpose of the following Background Policy Report is to document the key issues and opportunities that will frame the review of the Township’s Official Plan. This report is intended to provide a high-level road map, identifying major policy gaps and areas of improvement that can be addressed in more detail in Phases 2 and 3.

1.3 Report Organization

The Policy Directions Report is organized into six main sections. This first section provided a brief introduction and background for the OPR. The second section includes an overview of the policy context, presenting relevant aspects of Provincial, County, and local policies, which are expected to frame Southwold’s OPR. The third section includes a review of emerging growth trends and recommended population and employment projections up to 2041 (demand). The fourth section builds on the growth trends chapter and presents Southwold’s existing growth framework (supply), including a review of existing settlement area hierarchy and municipal infrastructure. The fifth section covers a range of inter-related topics, including agriculture, natural resources/natural heritage, and natural hazards. The final section provides a summary of the key policy directions to be addressed in the OPR.



2 POLICY CONTEXT

2.1 Provincial Policy Statement

Section 3 of the Planning Act requires municipalities to make decisions and enact by-laws, which are consistent with the Provincial Policy Statement (PPS, 2014). The PPS promotes a system of planning led by policy and recognizes the complex inter-relationships between land use planning and the environment, economy, and social influences. The PPS directs municipalities to proactively plan for growth and emphasizes the importance of planning for complete communities through three main principles: building strong communities, management of resources, and protecting public health and safety. As first step in the OPR process a policy audit was undertaken to compare the existing Official Plan with the current PPS. The detailed findings of the audit are presented in Appendix A. A brief summary of findings is provided below.

The PPS describes the principle of building strong communities through several policies related to the use of land and infrastructure, mix of housing, protection of employment areas, and integrated rural areas. The policy considerations related to building strong, healthy communities in Southwold are to be addressed through the OPR. It should include but is not limited to: additional policies for intensification, development phasing, and developing greenfield areas; climate change and the conservation of biodiversity; the protection of employment areas; promoting integrated viable rural areas and

reinforcing the servicing and transportation (including active transportation) frameworks to accommodate current populations and future growth.

The wise management of resources helps to ensure Ontario’s long-term prosperity and environmental health. The PPS provides direction on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources. The policy considerations related to the management of resources for this OPR include but is not limited to: further discussion regarding mitigation measures to address land use compatibility; stormwater management practices and considerations for the shorelines areas; considerations for sensitive surface water and ground water features; clarification on agriculture-related uses, on-farm diversified uses and further general discussions on Agricultural and Prime Agricultural Areas; the protection and mapping of mineral aggregate resources; and the protection of cultural heritage and archaeological resources.

Through policy, the PPS directs development away from areas that are hazardous and pose an unacceptable amount of risk to public health and safety, or property damage. The potential impacts of climate change, such as flooding and drought, may increase these risks associated with natural hazards. The policy considerations related to the protection of public health and safety include but is not limited to: more fulsome additional policy guidance for Lakeshore Area policies that address shoreline hazards; and new policies related to the impacts of climate change and the risks associated with natural hazards.

Finally, from a more practical level, the PPS also includes numerous definitions of key terms. The current Official Plan does not include a definitions section and there is an opportunity to include the clarity of the Official Plan by including the appropriate PPS definitions.

Note that at the time of drafting of this report the Province released a draft of new Provincial Policy Statement. The draft 2019 PPS has not been considered as part of the policy analysis for this OPR, however once the draft 2019 PPS is finalized the Township’s OP will need to be updated to ensure alignment.

2.2 County of Elgin Official Plan

The County of Elgin is an upper tier municipality with seven local municipalities including:

- Town of Aylmer
- Municipality of Bayham
- Municipality of Central Elgin
- Municipality of Dutton/Dunwich
- Township of Malahide
- Municipality of Southwold
- Municipality of West Elgin

The County of Elgin Official Plan provides planning guidance based on a 2031 planning horizon and implements the PPS (2014) at the County level. The purpose of the County of Elgin Official Plan (“County of Elgin OP”) is to establish a policy framework that facilitates coordination and provides guidance on

planning and land use matters that pertain to the seven lower-tier municipalities. This includes updating local OPs, Official Plan Amendments, and Zoning By-laws as well as setting a framework for coordinating development within the County. The County of Elgin OP is organized around 6 sections:

- 1) **Community Vision, Strategic Objectives and Land Use Conception:** covers the economic strategy of the county, and land use designations and overlays;
- 2) **Growth Management:** covers settlement areas and projections of population and employment growth, as well as settlement area expansions and new settlement;
- 3) **Land Use Designations:** covers settlement areas, agricultural areas, and provincially significant wetlands;
- 4) **Natural Heritage, Water, and Natural Hazards:** covers natural heritage areas and their features and significance, water resources, and natural and man-made hazards;
- 5) **General:** covers development policies, cultural heritage resources, and public service facilities and infrastructure; and,
- 6) **Implementation and Administration:** covers local OPs, Zoning By-Laws, Site Plan Control, Community Improvement Plans, Public Participation and Consultation, and more.

Of particular relevance for Southwold's OPR are the following aspects:

- Two-tiered system between the County and its seven local municipalities need to be aligned especially when considering growth management and economic development;
- 80% of the employment and population growth in the County of Elgin to 2031 is expected to happen in the central and eastern parts of Elgin County (which includes Southwold). Population and employment projections must be considered in new settlement areas or if a settlement area expansion is proposed;
- The expansion of a settlement area boundary can only occur through a municipal comprehensive review (MCR);
- Any proposals to convert lands within an Employment or Industrial designation to another type of land will be reviewed through a MCR;
- The County's growth management plan is based on a hierarchy of settlement areas, which prioritizes development in settlement areas with access to full municipal services;
- The County of Elgin, through the work of a committee, has initiated a review/update to its natural heritage system policies;
- Agricultural systems within the Township of Southwold should match those of the County of Elgin; and,
- The County's Official Plan includes a site specific policy for Highway 3 By-pass which extends from south of the former Ford Plant (Southwold) to the Town of Aylmer and Malahide Township. This by-pass corridor is designated as a protected corridor and is part of the Ministry of Transportation's permit control area. The County is also in the process of reconstructing Wonderland Road and also considering a potential widening to Wonderland Road South to allow for access to Highway 401.

2.3 Township of Southwold Official Plan

The Township of Southwold Official Plan (“Township of Southwold OP”) was approved by the Province in November 2013 and includes schedules on land use, hazards and natural heritage features and areas, and transportation designations. It also includes applicable policies which relate to both land use designations and overlays. The Township of Southwold OP is a long range document based on a 20-year planning horizon that implements the 2005 PPS. The purpose of the Township of Southwold OP is to establish a guide for physical development while considering social, economic, and environmental matters while following the guidance outlined in the County of Elgin Official Plan. Orderly growth within the Township would not only yield stronger communities, but it would minimize costs, stimulate the economy, and protect resources and natural heritage areas. The growth projections over the OP’s 20 year term forecasts 8,400 people for the Township, an increase in population of 3,676 people and an increase of 1,500 dwelling units. This increase assumes the Township will capture a higher share of residential activity from the nearby CMA of London.

Southwold’s planned Community Structure identifies a three elements consisting of Settlement Areas, Hamlets, and the Agricultural Area and is shown in **Figure 2-1: Schedule A - Land Use**. An area of focus for growth over the Township of Southwold OP’s Planning period are the Settlement Areas; these areas have the greatest number of employment opportunities and comprise of the largest portions of land that are serviced. New development within Settlement Areas are expected to take place on municipal services where possible, and in instances where services are not available, alternate, interim services that have been justified may be considered by Council. Settlement Areas are also expected to have the highest rate of intensification and will be the focus of growth for the Township of Southwold. Settlement Areas include Talbotville (Schedule A-1), Fingal (Schedule A-2), Shedden (Schedule A-3), and North Port Stanley (Schedule A-4). The Township’s Community Structure is further discussed in section 4 of this report.


Woodlands, Provincially Significant Wetlands, and the Areas of Natural and Scientific Interest (ANSI) are illustrated in **Figure 2-2: Schedule B – Significant Natural Features**. Development and site alteration is not permitted in Significant woodlands, valleylands, wildlife habitats or ANSIs unless there is proven certainty through an Environmental Impact Study (EIS) that development will pose no negative impacts on natural features or ecological functions. The OP outlines where the Hazard Lands are within the Township of Southwold, as shown in **Figure 2-3: Schedule B1 - Hazard Lands**. Limited forms of development are permitted within Hazard Lands, such as “agriculture, conservation, forestry, parks, essential public services, uses associated with shorelines such as docks, boathouses and marina facilities; and other outdoor recreational uses. Other permitted uses on Hazard Lands include buildings or structures that are “... intended for floor or erosion control or are normally associated with a watercourse protection or bank stabilization...” (s.2.3). In keeping with the directions of the PPS, development is only permitted in areas where there would still be safe access for people and vehicles during a flood event, and the applicable Conservation Authority has approved the development’s flood proofing standards.

Aspects of the current Official Plan are further addressed in sections 4, 5 and 6.

Figure 2-1: Township of Southwold Schedule A: Land Use

Official Plan
Schedule 'A'
Land Use

July 26, 2013

-  AGRICULTURAL
-  SETTLEMENT AREA
-  HAMLET
-  HIGHWAY SERVICE COMMERCIAL CENTRE
-  WASTE MANAGEMENT
-  OPEN SPACE
-  OPERATIONAL SEWAGE TREATMENT SITE
-  CLOSED WASTE DISPOSAL SITE
-  PETROLEUM POOL
-  PROVINCIALY SIGNIFICANT WETLANDS
-  ANSI BOUNDARY

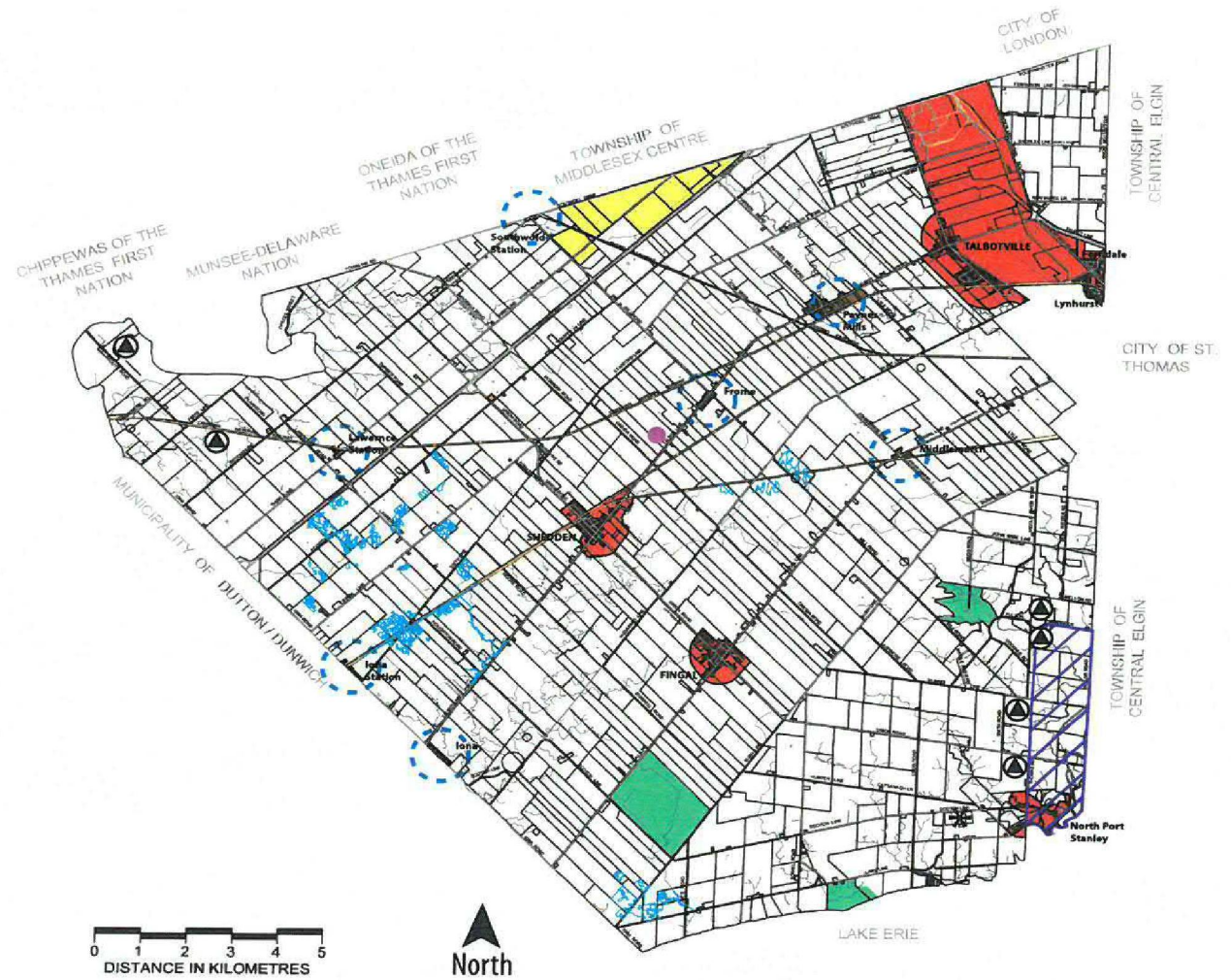


Figure 2-2: Significant Natural Features

TOWNSHIP OF SOUTHWOLD

Official Plan
Schedule 'B'
Significant Natural Features

July 26, 2013





-  Woodlands (4 Hectares +)
-  Woodlands (less than 4 Hectares)
-  Provincially Significant Wetlands
-  ANSI Boundary



Figure 2-3: Township of Southwold Schedule B: Hazard Lands

TOWNSHIP OF SOUTHWOLD

Official Plan
Schedule 'B-1'
Hazard Lands

July 26, 2013

 Hazard Lands





3 GROWTH TRENDS AND GROWTH PROJECTIONS

3.1 Introduction

As part of the OPR, the following long-term population, housing, and employment forecast to the year 2041 have been prepared based on a detailed assessment of provincial, regional, and local economic trends influencing long-term local growth potential and development patterns. This analysis is designed to answer the following key questions:

- What is the outlook for the broader regional economy, and how are these trends anticipated to influence the employment growth trends for the Township of Southwold?
- What is the long-term population and housing growth potential in Township of Southwold over the next 25 years? How does the preferred long-term growth forecast for the Township compare to the anticipated population growth levels for the broader regional market area?
- How is the population age structure in the Township anticipated to change over the long-term forecast period?

- Based on a range of long-term population growth forecasts, what level of future housing growth is the Township of Southwold likely to achieve? What are the anticipated trends in forecast household formation by structure type?
- How are evolving demographic, economic, and socio-economic forces anticipated to influence the amount, type, and timing of future residential and non-residential development patterns by housing type, major industry sector, and geographic area across the Township's urban settlement areas?

Ultimately, this forecast is intended to guide decision-making and policy development specifically related to planning and growth management, urban land needs, and long-range master planning for municipal services. This analysis will also form the basis of the population and employment growth forecast for the Township of Southwold Development Charges (D.C.) Background Study and By-law.

3.2 Approach

3.2.1 What Drives Population Growth?

Future population and housing growth within the Township of Southwold will be determined in large measure by the competitiveness of the export-based economy within Southwold, as well as within the surrounding regional economic area. In assessing the long-term population growth potential in Southwold, it is important to recognize that there is a direct link between provincial/regional economic growth trends and forecast net migration potential across the Township. This represents a fundamental starting point in addressing the forecast population growth potential of the Township of Southwold.

Growth in the regional export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors. As such, economic growth represents a key driver of net migration and, ultimately, the growth of the working-age population and their dependants (i.e., children, spouses not in the labour force, others). In contrast, the long-term permanent population growth of the 65+ population will be largely driven by the aging of the existing population and, to a lesser extent, the attractiveness and affordability of the Township to new seniors.

In developing the Township of Southwold population, housing, and employment projections prepared herein, the following key economic and demographic trends have been addressed:

- National, provincial, and region-wide economic trends and growth drivers that are anticipated to influence economic and population growth within the regional employment market area;
- Local economic, socio-economic, and demographic trends within Southwold; and,
- The influence of forecast population changes within Southwold, associated with:
 - Recent residential growth trends (i.e., population and housing growth rates, housing mix) within the Township and the surrounding market area; and,

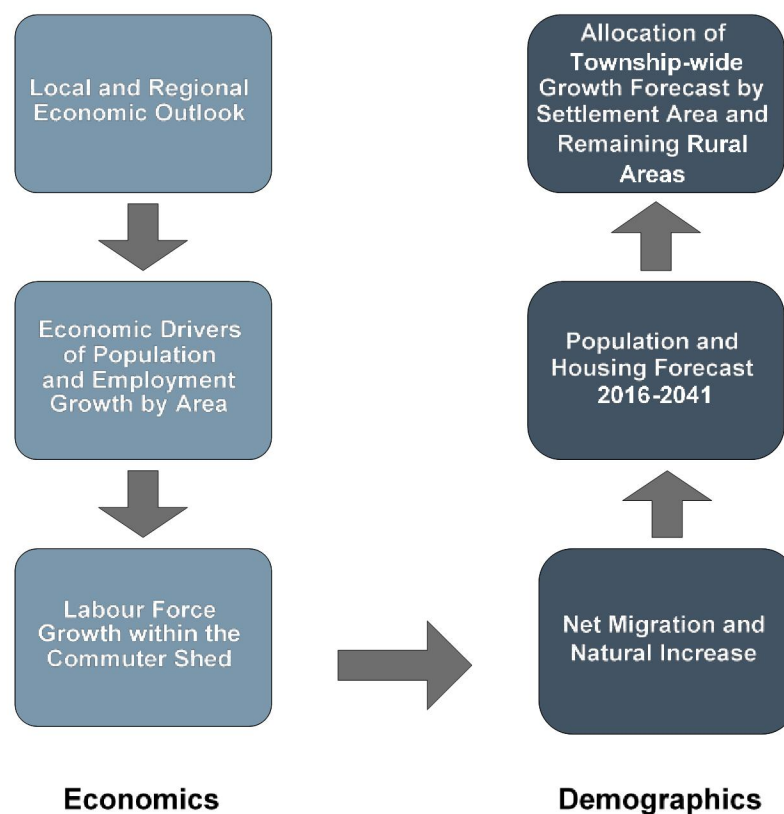
- Recent trends in household by structure type (i.e. singles/semi-detached, townhouses, apartments) and geographic location (i.e., Talbotville, Shedden, Fingal, and North Port Stanley).

This broader analysis has been used to assess local long-term trends and potential within Southwold related to the following:

- Labour force growth;
- Net migration;
- Population change by age;
- Future permanent housing needs and forecast trends in household occupancy; and,
- Housing demand by structure type.

Figure 3-1 provides a schematic overview of the population and housing growth forecast approach discussed above.

Figure 3-1: Approach to Long-Term Population and Housing Growth Forecast



3.2.2 Long-term Population and Household Forecast Approach

The Township-wide population forecast, prepared herein, is based upon the cohort-survival methodology. This provincially accepted approach assesses annual population by age and sex, taking into consideration age-specific death rates and age-specific fertility rates for the female population in

the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the Township less out-migration, by age group).

For comparative purposes, the most recent (Spring 2018) Ministry of Finance (M.O.F.) population projections for Elgin County have been reviewed and assessed. Recent Statistics Canada 2018 post-Census population estimates for Elgin County are also examined and compared to the short-term, Township-wide population forecast. Historical and forecast population trends are also considered at the regional and provincial levels relative to the Township of Southwold in accordance with historical Census data and approved municipal, county, regional, and provincial forecasts. This analysis provides further insight into the potential share of population growth in the Township relative to the broader regional market area.

Building on the above analysis, a recommended long-term permanent population and housing projection for Southwold has been prepared. This forecast provides details with respect to population growth by age, sex, net migration, births, and deaths from 2016 to 2041, summarized in five-year increments (discussed further in this chapter). Forecast trends in population age structure provide important insights with respect to future housing needs based on forecast trends in average household occupancy. Accordingly, Township-wide total housing growth has been generated from the population forecast by major age group using a headship rate forecast.

A key assumption regarding the housing forecast relates to projected trends in average household occupancy or average persons per unit (P.P.U.). As population in Southwold ages over time, the average P.P.U. across the Township is forecast to decline, primarily driven by the aging of the population base. Forecast trends in households by type (i.e., singles/semi-detached, townhouses, and apartments) have been developed based on the following supply and demand factors:

- Historical housing activity based on Census data and building permit activity/housing completions;
- A high-level housing affordability analysis (household income trends compared to trends in housing prices by structure type);
- Housing propensity trends (i.e., demand) by structure type for the Township; and,
- Consideration of the Township's appeal to young adults, families, empty-nesters, and seniors, and seasonal residents.

3.3 Regional Macro-Economic Employment and Demographic Trends

The following section provides a summary of the macro-economic trends influencing regional labour force and employment trends within Ontario, Elgin County, and the London C.M.A. over the past two decades.

3.3.1 Trends in the Provincial Economy

The Ontario economy is facing significant structural changes. Over the past several decades, the provincial economic base, as measured by G.D.P. (gross domestic product) output, has shifted from the goods-producing sector (i.e., manufacturing and primary resources) to the services-producing sector.

Much of this shift has occurred during the past decade, driven by G.D.P. declines in the manufacturing sector, which were most significant immediately following the 2008/2009 global economic downturn. In contrast, service-based sectors such as financial and business services have seen significant increases over the past several years.

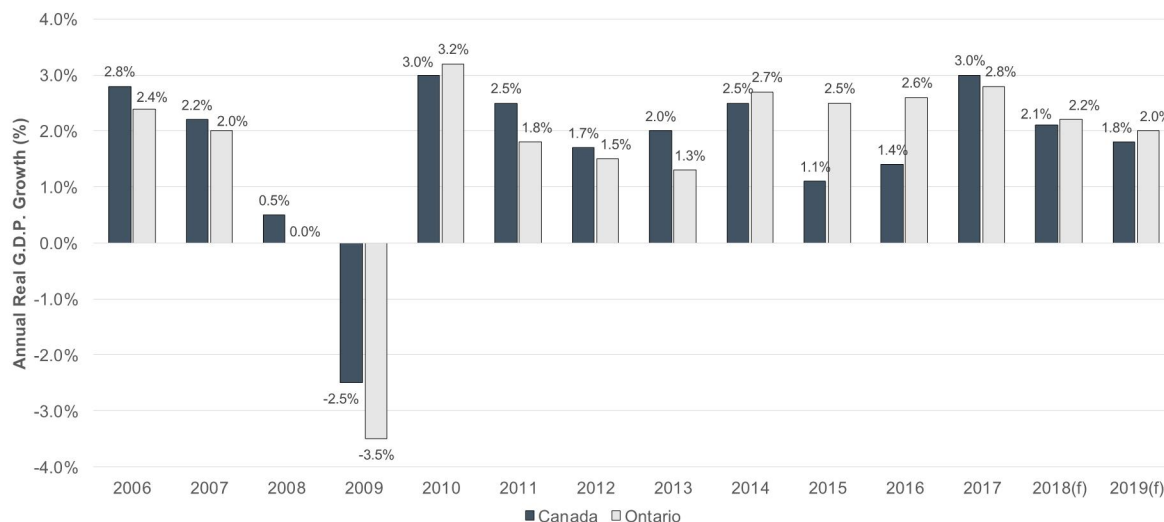
While manufacturing remains vitally important to the provincial economy with respect to jobs and economic output, this sector is not anticipated to generate significant labour-force growth across the Province. In general, globalization has led to increased outsourcing of production processes to overseas manufacturers. While there will continue to be a manufacturing focus in Ontario, industrial processes have become more capital/technology intensive and automated. The highly competitive nature of the manufacturing sector will require production to be increasingly cost-effective and value-added oriented, which bodes well for firms that are specialized and capital/technology intensive.

Over the past decade, the Ontario economy has experienced a steady rebound in economic activity since the 2008/2009 downturn; however, this recovery was relatively slow to materialize. Since 2014, provincial G.D.P. levels have sharply rebounded and are forecast to remain above the national average in 2018/2019, as illustrated in Figure 3-2. This economic rebound has been partially driven by a gradual recovery in the manufacturing sector which has been fueled by a lower-valued Canadian dollar and the gradual strengthening of the U.S. economy.¹ Looking forward, provincial G.D.P. growth is anticipated to ease from just over 2% in 2018 to approximately 1.3% by 2020, largely as a result of a tightening labour market and slowing global economic growth.²

¹ Valued at approximately \$0.76 U.S. as of June, 2019.

² Royal Bank of Canada. Provincial Outlook. December 2018.

Figure 3-2: Province of Ontario and Canada - Annual Real G.D.P. Growth, Historical (2006 to 2017) and Forecast (2018 to 2019)



Source: Derived from B.M.O. Capital Markets Economics, Provincial Economic Outlook, December, 2018 by Watson & Associates Economists Ltd., 2019.
 Note: 2018 and 2019 are forecast by B.M.O. Capital Markets Economics.

While the performance of the Ontario economy is anticipated to remain positive over the near term, there are potential risks to the national and provincial economies that are important to recognize. This includes risks with respect to the adoption of protectionist trade measures in the U.S., as well as other proposed changes to U.S. fiscal and industrial policies. Domestically, the housing market continues to pose a risk to the overall economy. The sharp rise in Ontario’s housing prices – particularly in the Greater Toronto Area (G.T.A.) – has contributed to record consumer debt loads and eroded housing affordability. As of the first quarter of 2019, Ontario household debt has climbed to 178% of disposable income, and the share of income required to service debt payments is expected to increase, as the Bank of Canada hiked the benchmark interest rate five times from July 2017 to November 2018 to reach 1.75%. The resultant increased debt payments may force consumers to scale back on other spending and potentially result in negative implications for the economy.³ Ultimately, these macro-economic trends may influence regional growth rates (i.e., job creation, labour force growth, and net migration), including Elgin County in the near term (i.e., next 1 to 3 years).

3.3.2 Regional Economic Trends

This section examines labour force trends over the past 15 years in Ontario in relation to Elgin County. These trends are important to understand, given the close relationship between regional labour force growth, net migration, and population growth.

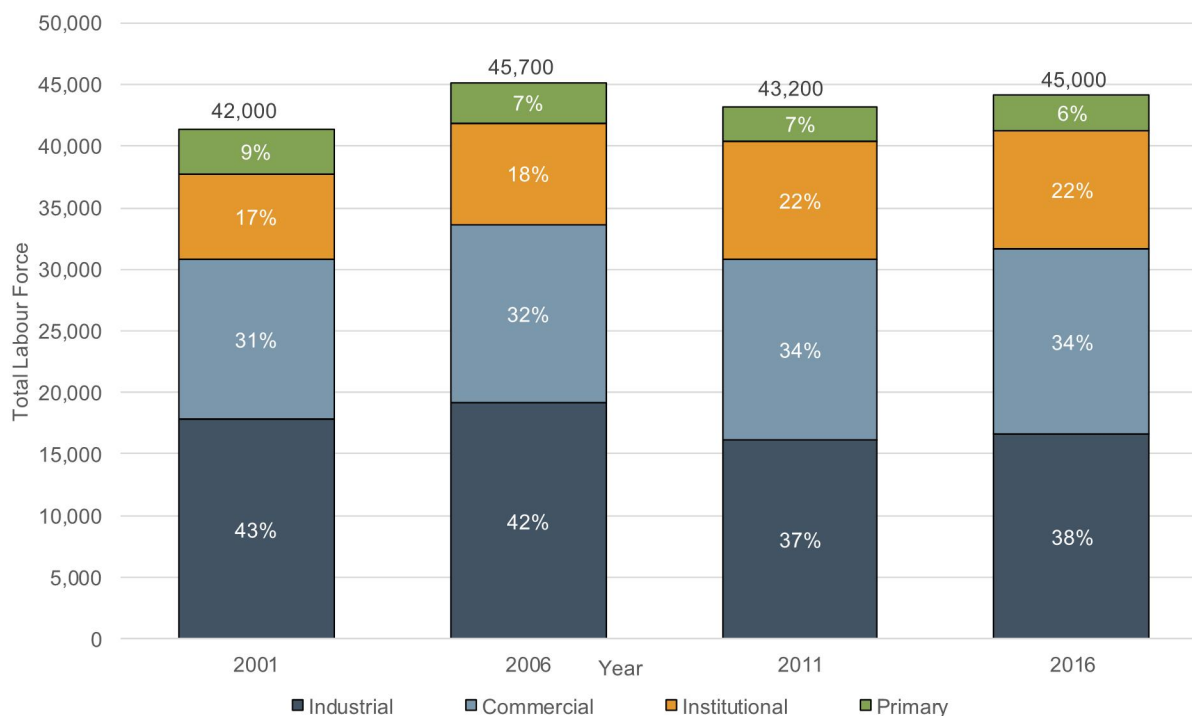
³ Economic and Budget Outlook. Financial Accountability Office of Ontario (F.A.O.). Assessing Ontario’s Medium-Term Budget Plan. Spring 2018.

3.3.2.1 Regional Labour Force Trends, Elgin County, 2001 to 2016

Figure 3-3 summarizes historical labour force trends within Elgin County over the 2001 to 2016 period. The total labour force represents the number of Elgin County residents who live within Elgin County and are in the labour force, regardless of where they work. This includes residents who live and work within Elgin County, including those who work from home, and those who commute outside the County for work. Key observations include:

- During the 2001 to 2016 period, the labour force base increased at a moderate rate of 0.4% per year in Elgin County;
- Elgin County experienced a significant increase in total labour force growth of approximately 3,700 between 2001 and 2006. This was followed by a substantial decline in total labour force between 2006 and 2011 of approximately 1,900. During the following period, from 2011 to 2016, the labour force increased by approximately 900; and,
- Over the 15-year period, the share of labour force within Elgin County gradually shifted away from industrial and primary sectors (i.e., agriculture and resources) and towards commercial and institutional sectors.

Figure 3-3: Elgin County Total Labour Force by Major Sector, 2001 to 2016



Source: Data derived from Statistics Canada Census Profiles, 2001 to 2016 by Watson & Associates Economists Ltd., 2019.

Change in Total Labour Force		
2001 to 2006	2006 to 2011	2011 to 2016
3,735	-1,925	900

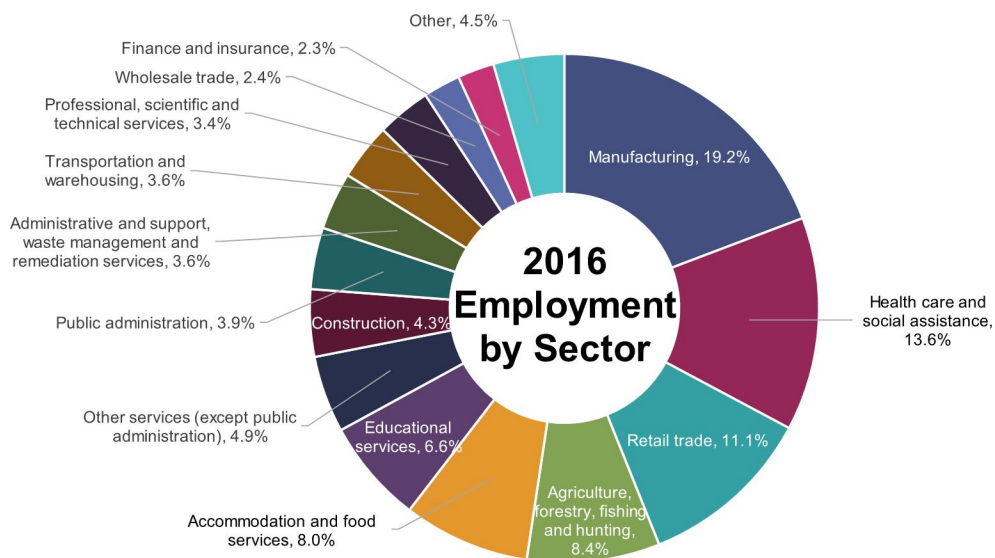
Source: Data derived from Statistics Canada Census Profiles, 2001 to 2016 by Watson & Associates Economists Ltd., 2019

3.3.3 Elgin County Employment by Sector, 2016

Figure 3-4 summarizes 2016 employment shares within Elgin County by place of work. Employment represents the number of jobs located within Elgin County. This includes the live/work labour force, including work at home employees, employees that have no fixed place of work (N.F.P.O.W.),⁴ as well as in-commuters. Based on 2016 Census data, Elgin County had a total employment base of 28,000.

As shown in Figure 3-4, the largest concentration of employment in Elgin County was in the manufacturing sector, comprising approximately 19% of the total employment base. Despite experiencing the greatest degree of job loss between 2001 and 2016, the manufacturing sector still represented the largest employment base in Elgin County in 2016. Health care and social assistance was the second largest employment sector in Elgin County, accounting for 14% of the overall employment in 2016.

Figure 3-4: Elgin County Employment Base by Sector, 2016



Source: Derived from custom order Statistics Canada 2016 Place of Work data by Watson & Associates Economists Ltd., 2019.
 Note: Employment figures include work at home and exclude no fixed place of work.

3.3.4 Review of Historical Population Trends within the London C.M.A.

Figure 3-5 summarizes historical population trends for the Township of Southwold over the 25 years from 1991 to 2016 relative to Elgin County, the London C.M.A., and the Province as a whole. Key observations include:

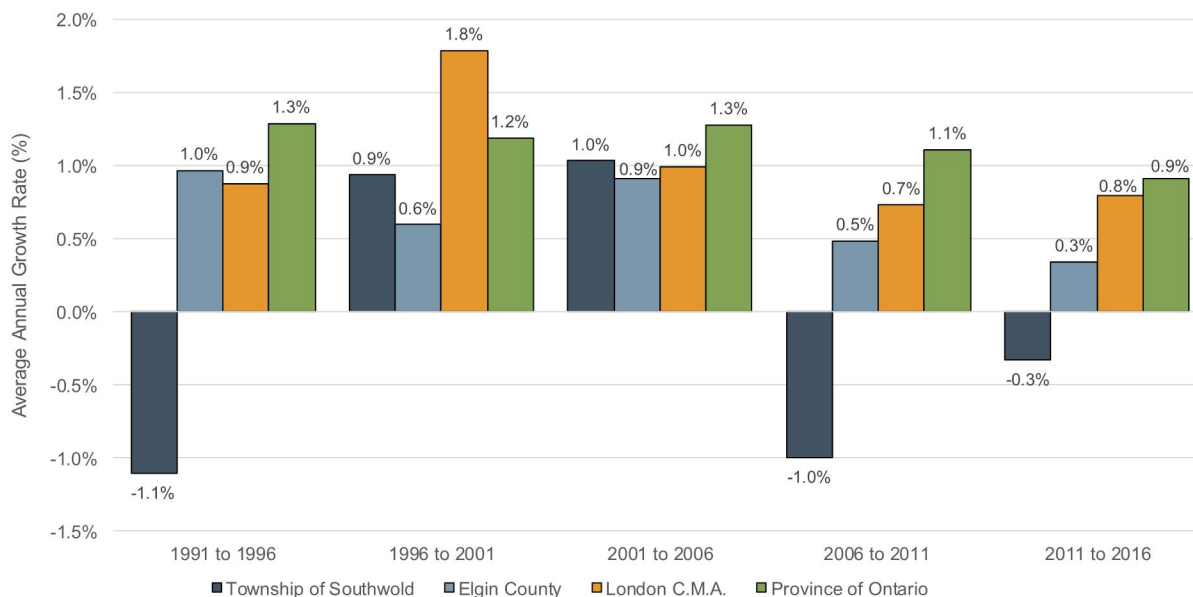
- Between 1991 and 2016, population in Elgin County increased by 13,600 people, or 0.7% annually, growing from 75,400 to 89,000;
- During the historical 25-year period analysed, the 1991 to 1996 Census period represented the fastest growth period within the County (approximately 1.0% annual growth), while the most

⁴ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift." Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

recent period, 2011 to 2016, represented the slowest population growth period (approximately 0.3% annually);

- Elgin County has historically been growing at a slower pace than the London C.M.A. and the Province as a whole; and,
- Population growth in the Province of Ontario has historically outpaced the London C.M.A. and Elgin County.

Figure 3-5: Township of Southwold, Elgin County, London C.M.A., and the Province of Ontario Historical Permanent Population Growth Rates, 1991 to 2016



Source: 1991 to 2016 Statistics Canada Census Profiles, by Watson & Associates Economists Ltd., 2019.

3.4 Local Economic Opportunities

This section explores historical demographic and housing trends within the Township of Southwold based on recent Statistics Canada Census data and other available information sources, which in certain cases extends beyond 2016. It is noted that the historical time period investigated varies throughout this chapter subject to data availability.

3.4.1 Township of Southwold Historical Labour Force Trends, 2001 to 2016.

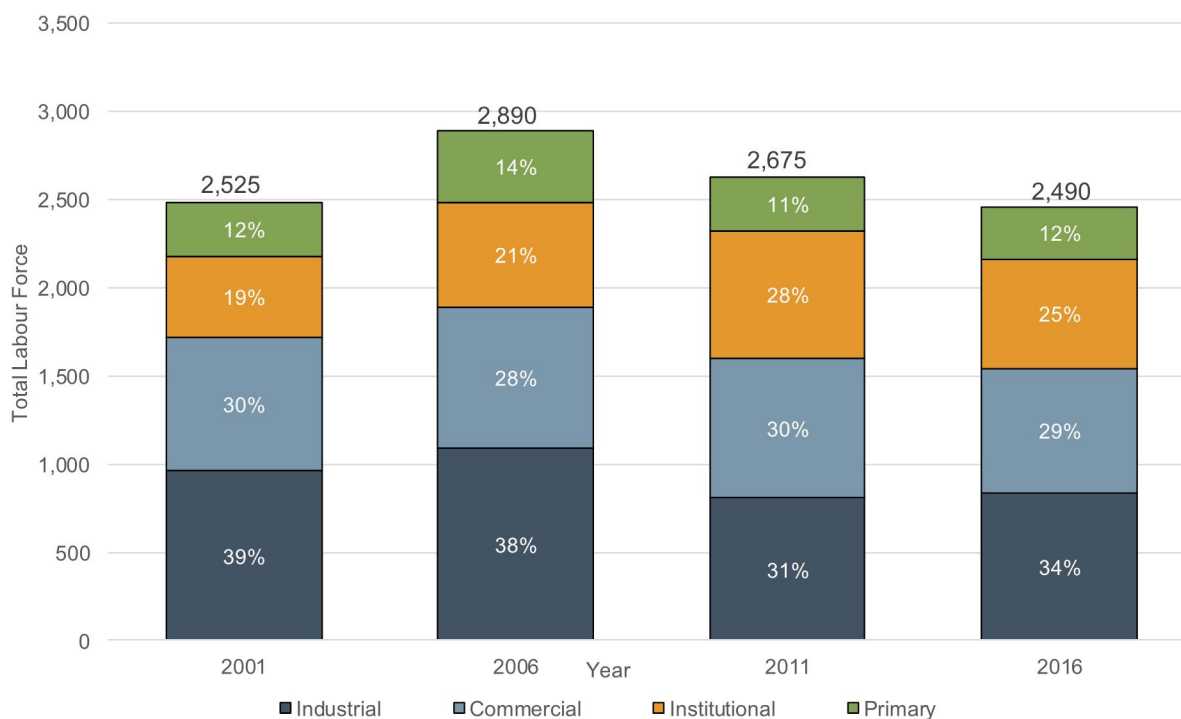
Figure 3-6 summarizes historical labour force trends,⁵ unemployment rates, and labour force participation rates⁶ in the Township of Southwold over the 2001 to 2016 period. During this historical period:

⁵ Total labour force represents the number of Southwold residents who live within the Township and are in the labour force, regardless of where they work. This includes residents who live and work within Southwold, including those who work from home, and those who commute outside the Township for work.

⁶ The labour force participation rate is defined as the ratio of employed and unemployed people to the total working-age population (age 15 years and older).

- The labour force within Southwold decreased by 35 people;
- Similar to Elgin County, the percentage share of total labour force in the Township has expanded in the institutional sector, growing from 19% of the total labour force in 2001 to roughly 25% in 2016;
- In contrast, the industrial sector experienced a decline in total labour force, decreasing from approximately 39% of the total labour force in 2001 to 34% in 2016; and,
- The percentage share of labour associated with the commercial sector also slightly decreased from 30% of the total labour force in 2001 to 29% in 2016.

Figure 3-6: Township of Southwold Labour Force by Major Sector, 2001 to 2016



Source: Data derived from Statistics Canada Census Profiles, 2001 to 2016 by Watson & Associates Economists Ltd., 2019.

Change in Total Labour Force		
2001 to 2006	2006 to 2011	2011 to 2016
405	-265	-165

Source: Data derived from Statistics Canada Census Profiles, 2001 to 2016 by Watson & Associates Economists Ltd., 2019

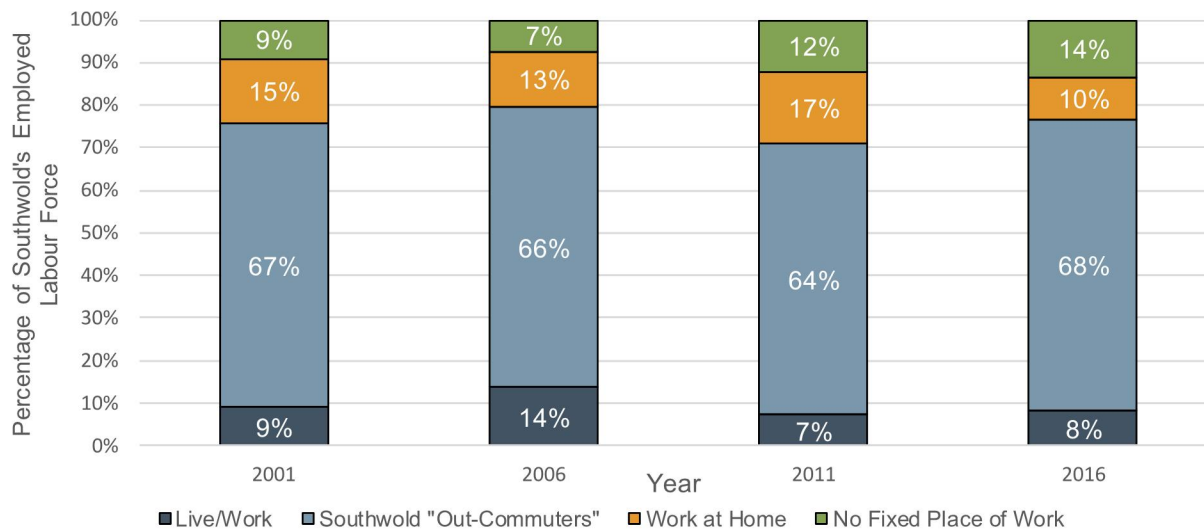
3.4.1.1 Township of Southwold Labour Force by Place of Work, 2001 to 2016

Figure 3-7 summarizes historical trends in the Southwold labour force by place of work between 2001 and 2016. Key observations include:

- Southwold labour force was largely comprised of out-commuters, representing approximately 68% of the 2016 labour force base;
- The labour force composition in Southwold between those who live/work within the Township has remained relatively stable over the 15-year period reviewed;
- The number of people who work at home declined from 15% in 2001 to 10% in 2016; and,

- The share of labour with no fixed place of work (N.F.P.O.W.) increased slightly, while the share of the labour force who live and work in Southwold moderately declined.

Figure 3-7: Township of Southwold Employed Labour by Place of Work, 2001 to 2016



Source: Statistics Canada Commuting Flow Tables, 2001 to 2016, by Watson & Associates Economists Ltd., 2019.

3.4.1.2 Township of Southwold Commuting Trends

Figure 3-8 summarizes where Southwold residents commute to work, while Figure 3-9 identifies from where Southwold employees commute. Key observations include the following:

- In 2016, St. Thomas and the City of London provided jobs for approximately 72% of the Township of Southwold labour force, up slightly from 68% in 2001;
- The percentage of live/work employees in Southwold increased from 6% in 2001 to 20% in 2016;
- Residents of the City of London who were employed in the Township of Southwold decreased from 40% in 2001 to 17% in 2016. This decrease was offset by an increase in Southwold employees residing in St. Thomas and Central Elgin, increasing by 11% and 10% respectively; and,
- The Township has experienced a sharp reduction in employment between 2001 and 2016. The closure of the Talbotville Ford Plant in 2011 resulted in a large reduction in jobs, contributing to the decrease of approximately 2,560 industrial jobs within the Township between 2001 and 2016, representing approximately 85% of the industrial base. Changes related to in-commuting patterns between 2001 and 2016, as summarized in Figure 3-9, are largely a result of this employment decline over the 15-year historical period.

Figure 3-8: Where Township of Southwold Residents Go to Work, 2001 and 2016

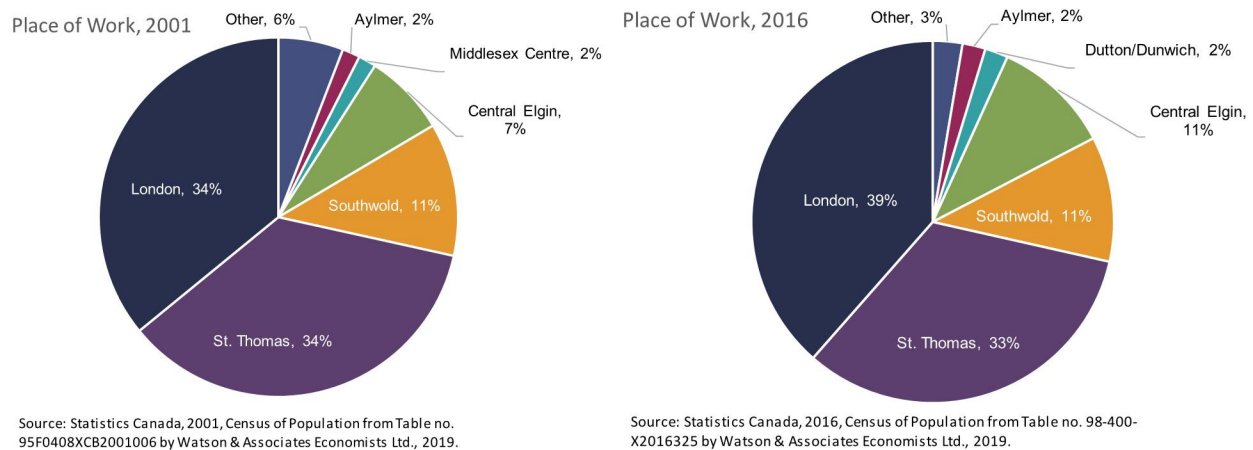
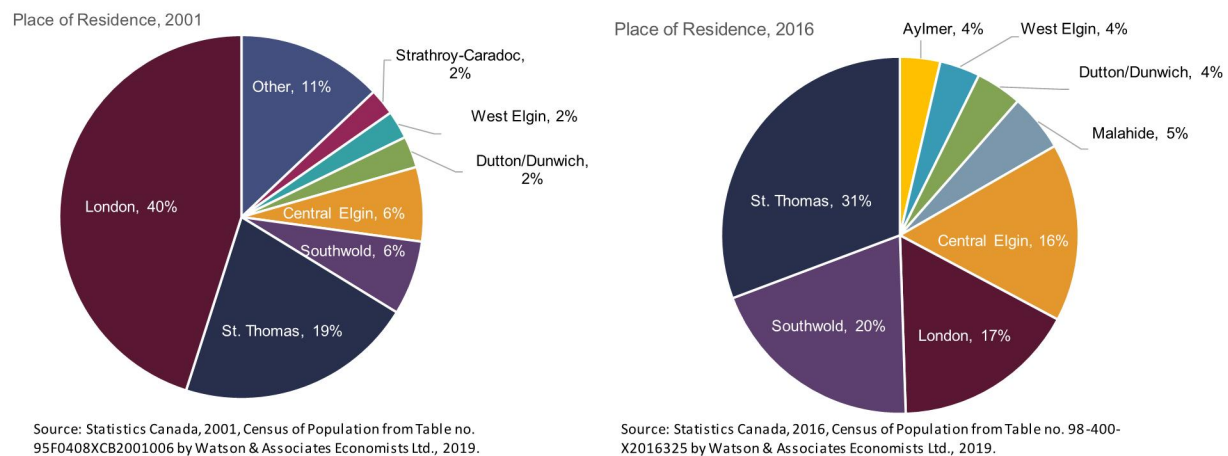


Figure 3-9: Places from where Township of Southwold Employees Commute, 2001 and 2016



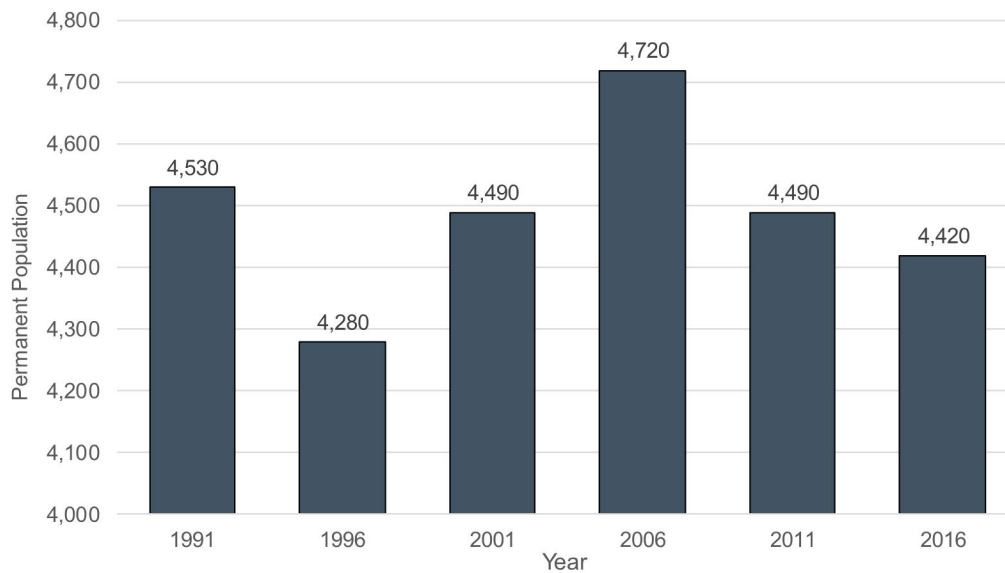
3.4.2 Review of Historical Demographic Trends in the Township of Southwold

3.4.2.1 Township of Southwold Historical Permanent Population Trends, 1991 to 2016

Figure 3-10 summarizes historical population trends for Southwold over the 25-year period from 1991 to 2016. Key observations include:

- Between 1991 and 2016, population decreased by 100 people, or approximately -0.1% annually;
- Between 1996 and 2006, the Township experienced relatively stronger population growth than in the previous 10-year period;
- From 2006 to 2016, the previous 10-year period’s trend reversed as the Southwold population decreased by approximately 300 residents; and,
- Comparatively, the population base for Elgin County grew at a significantly faster rate (0.7% annually) during the same long-term historical time period.

Figure 3-10: Township of Southwold Historical Population, 1991 to 2016



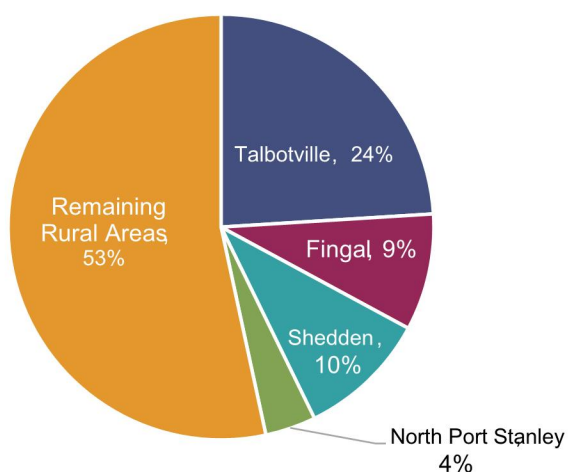
Source: Data from Statistics Canada Census, 1991 to 2016 by Watson & Associates Economists Ltd., 2019.

3.4.2.2 Township of Southwold Historical Population in Settlement Areas and Remaining Rural Area, 2016

The Township of Southwold is comprised of the four main settlement areas of Talbotville, Fingal, Shedden, and North Port Stanley. Figure 3-11 displays the distribution of population throughout the Township of Southwold in 2016. The following trends can be observed:

- These settlement areas accounted for roughly 2,060 (47%) of the Township-wide total population;
- Talbotville is the largest settlement area with a population of roughly 1,060 (24%); and,
- The majority (53%) of the population in Southwold resides outside a settlement area.

Figure 3-11: Township of Southwold Population by Settlement Area, 2016



Source: Derived from Statistics Canada Census Profile, 2016, by Watson & Associates Economists Ltd., 2019.
Township of Southwold Official Plan Review

3.4.2.3 Housing Affordability in the Township of Southwold

Relative to the provincial average, Southwold has experienced slower house price appreciation over the past 15 years. Figure 3-12 displays average house price changes from 1996 to 2016 in the Township, the City of London, City of St. Thomas, Elgin County, the London C.M.A., and the Province of Ontario.

Housing prices in Southwold are higher relative to the surrounding area, but compared to the provincial average, housing in the Township, including the surrounding regional market area, is more affordable and has experienced slower price appreciation.

Figure 3-12: Average Value of Dwelling, 2001 to 2016

	2001	2006	2011	2016	2001 to 2016 Increase	Annual Rate of Increase
Township of Southwold	27,206	29,948	34,553	38,214	11,008	2%
City of London	23,751	27,982	29,478	32,599	8,848	2%
City of St. Thomas	22,454	27,275	28,770	32,402	9,948	2%
Elgin County	22,290	27,172	28,183	32,886	10,596	3%
London C.M.A.	24,102	27,847	29,772	33,564	9,462	2%
Province of Ontario	24,816	27,258	30,526	33,539	8,723	2%

Source: Data from 1996 to 2016 Statistics Canada Census Profiles, by Watson & Associates Economists Ltd., 2019.

Figure 3-13 displays the average dwelling cost to median income ratio during the same period summarized above. The Province of Ontario has a significantly higher ratio than all geographies summarized below, signifying the relative affordability of housing within the Township of Southwold and the areas surrounding the Township. Comparatively, housing in Southwold is slightly more affordable than in the London C.M.A. on average.

Figure 3-13: Ratio of Average Value of Dwelling-to-Median Income, 2001 to 2016

	2001	2006	2011	2016
Township of Southwold	6.6	7.6	7.7	8.5
City of London	6.6	6.0	8.7	9.1
City of St. Thomas	5.7	7.8	6.8	6.8
Elgin County	6.3	7.2	8.0	7.9
London C.M.A.	6.5	7.7	8.6	9.0
Province of Ontario	8.1	10.9	12.0	15.1

Source: Data from 2001 to 2016 Statistics Canada Census Profiles, by Watson & Associates Economists Ltd., 2019.

3.5 Observations

The future population and employment growth potential of the Township of Southwold is closely tied to the economic potential of the broader economic region. As discussed herein, this includes Southwold employees' primary commuter-shed, which is largely defined as the London C.M.A. Local and regional economic growth, and associated job creation represent key drivers of population growth across the Township.

For the past several decades, the Ontario economy has been transitioning from one dominated by goods-producing sectors to one that is growing towards the service sector. This trend was accelerated by the global economic downturn of 2008/2009. For the Township of Southwold, the closure of the Talbotville Ford Assembly Plant had a significant downward impact on direct and indirect manufacturing jobs both within the Township and its surrounding market area, as well as local supporting service sector employment. Job losses in the manufacturing sector have been the primary driver of out-migration of the working-age population and overall population decline within the Township of Southwold over the past 15 years.

While the recovery from the 2008/2009 economic downturn has been slow to materialize, regional economic conditions within Southwestern Ontario have recently been improving. For example, within the City of St. Thomas, it is estimated that over the 2008 to 2016 period, approximately 1.5 million sq.ft. (139,360 sq.m) of previously vacant industrial space has now been re-occupied, largely by the manufacturing sector (74% of re-occupied vacant space).⁷ Locally, recent Economic Modeling LLC (EMSI) data from the first quarter of 2019 indicates that the industrial sector within Southwold has grown by 6% annually since 2016.

The above-mentioned regional and local employment growth has contributed to recent population growth across Elgin County. As reported by Statistics Canada, the population of Elgin County grew at a rate of 0.3% annually between 2011 and 2016. According to recent Statistics Canada postcensal estimates, Elgin County has grown by 1.3% annually since 2016. While long-term population and employment growth rates are anticipated to remain modest for Elgin County and its local municipalities, these recent macro-economic and demographic trends point to a relatively more positive economic outlook moving forward over the 25-year forecast period.

3.6 The Township of Southwold Population, Housing, and Employment Forecast 2016 to 2041

The following section provides an assessment of the long-term employment potential for Southwold to the year 2041 by major employment sector, building on the macro-economic analysis as well as regional/local non-residential development trends previously discussed in this chapter. Also provided herein is a commentary with respect to key industry sectors that are anticipated to drive market demand for non-residential lands over the 2016 to 2041 period.

3.6.1 Employment Forecast for the City of St. Thomas and the City of London, 2016 to 2041

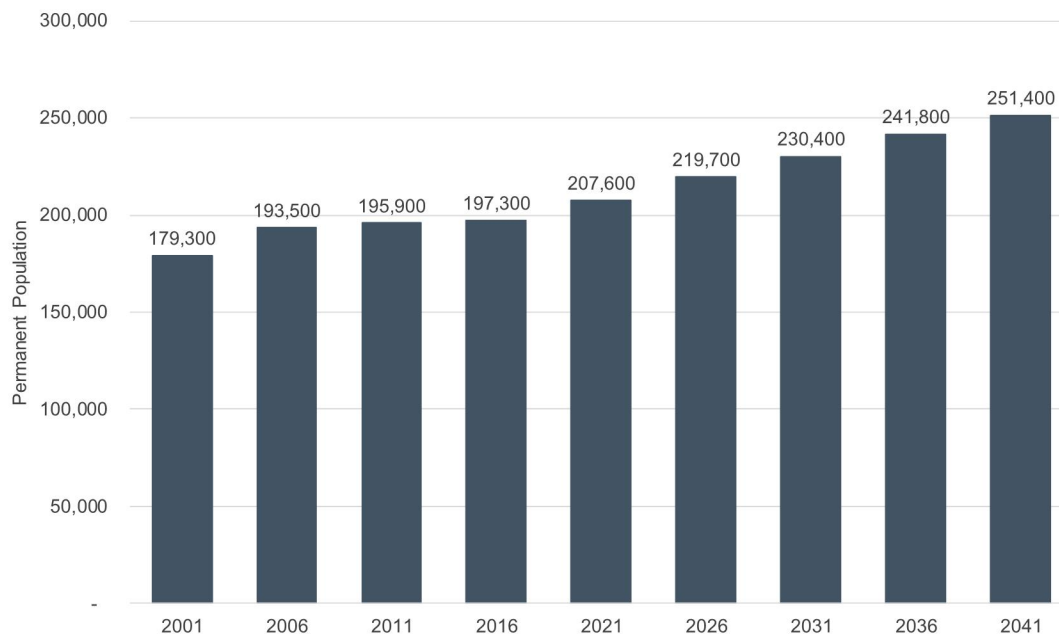
As previously discussed, long-term population and employment potential in Southwold is closely tied to the economic outlook for the broader economic region. For the Township of Southwold, the broader economic region is largely represented by its commuter-shed, as previously stated in section 3.4.1.2. As noted earlier, the City of London and the City of St. Thomas make up approximately 88% of the London C.M.A. employment base and accounted for approximately 72% of the total Southwold out-commuters in 2016.

⁷ Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Employment Lands Review.

Employment levels between 2016 to 2018 increased across the broader regional economy surrounding the Township of Southwold. For the City of London and the City of St. Thomas, the employment base increased at an annual rate of 1% and 2%, respectively, over the past two years. Employment increases were also reported for the Township of Southwold, growing at roughly 2% annually – up from a roughly 7% annual decline between 2011 and 2016.⁸

Figure 3-14 and Figure 3-15 summarize the employment forecasts for the City of London and the City of St. Thomas from 2016 to 2041. Over the next 25 years, London and St. Thomas are both forecast to experience relatively stronger employment growth compared to historical trends over the past 15 years, largely driven by the modest recovery currently underway in the regional export-based economy (i.e., industrial sector) for this area. Moderate population growth for the Cities of London and St. Thomas is also anticipated to bring steady demand for employment in population-related employment sectors (i.e., retail, personal services, and institutional) for these municipalities.

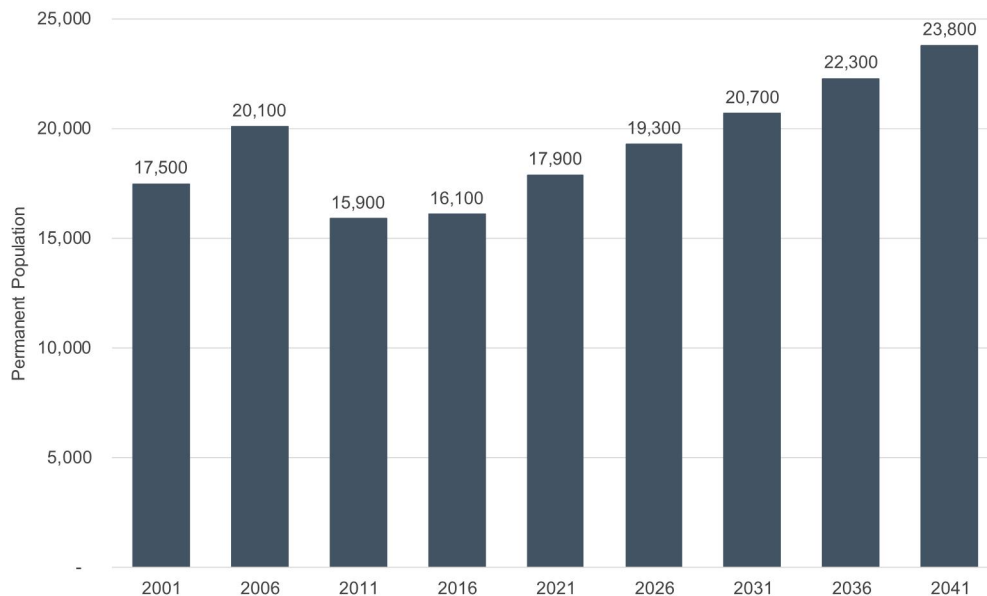
Figure 3-14: City of London Employment Forecast, 2001 to 2041



Source: Data from 2001 to 2016 from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

⁸ Economic Modeling LLC (EMSI) Labour Market Analytics (2018).

Figure 3-15: City of St. Thomas Employment Forecast, 2001 to 2041



Source: Data from 2001 to 2016 from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

As previously discussed, the industrial employment base in the Township of Southwold has experienced a steady decline over the past 15 years due to the closure of the Talbotville Ford Assembly Plant combined with structural changes in the broader regional and provincial economies driven by both globalization and increased technology. Since 2016, the Township’s industrial employment base has stabilized and is now also showing signs of a gradual recovery similar to the broader economy. Looking forward, the Township of Southwold industrial employment base is anticipated to experience modest growth. Industrial employment related to construction, small-scale manufacturing, agri-business, and other value-added agricultural sectors represent potential employment growth sectors for the Township. It is important to recognize that large-scale growth in the industrial sector will be limited, in the absence of municipal services, to the Township’s designated Employment Areas.

Continued employment growth through the surrounding regional economy has and will continue to generate demand for new housing within the Township of Southwold’s urban settlement areas. New housing construction and associated local population growth is anticipated to generate demand for local industries within the Township of Southwold in population-related employment sectors such as retail, accommodation, and food, as well as other personal service uses. Other local “knowledge-based” and “creative class” employment sectors such as education, professional scientific and technical services, finance and insurance and arts, entertainment, and recreation are also beginning to experience moderate employment growth. Population growth combined with the aging of the existing population base will also place increasing demands on employment sectors and municipal services related to the growing population base of seniors, primarily related to the health care and social assistance sector.

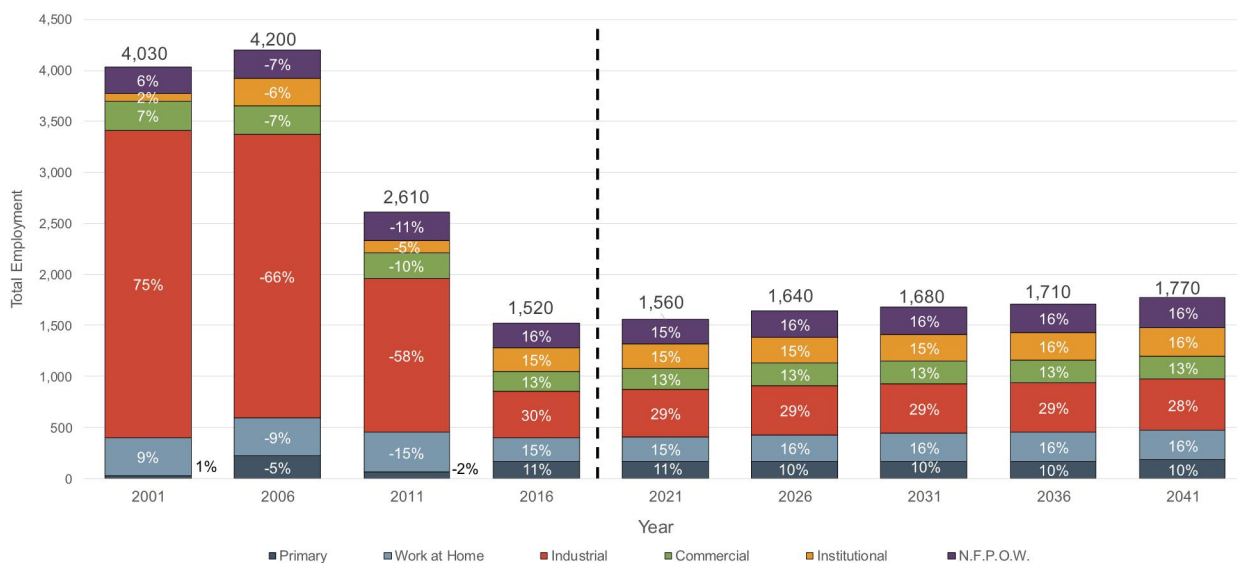
The local economic base is also highly oriented towards small businesses and home-based occupations. Such businesses act as incubators for local economic development and stimulate innovation and

entrepreneurialism within the Township. Over the forecast period, work at home employment in the Township is expected to steadily increase, driven by continued opportunities in the knowledge-based and creative class economy. This will be facilitated by opportunities related to telecommuting and increased technology. Demographics also play a role in the employment outlook for work at home employment. As the population and labour force continue to age, it is likely that an increased number of working and semi-retired residents will be seeking lifestyles that will allow them to work from home on a full-time or part-time basis.

3.6.1.1 Forecast Employment Growth by Major Sector, 2016 to 2041

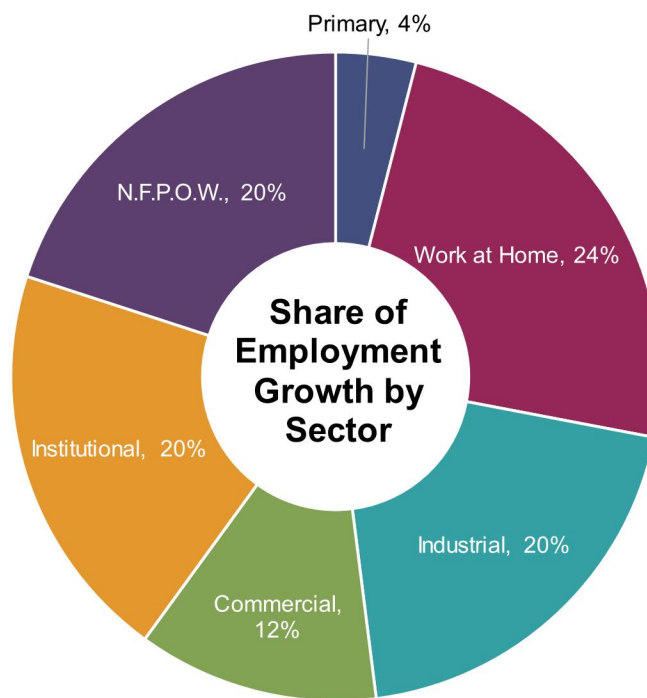
Figure 3-16 and Figure 3-17 summarize incremental and total forecast employment growth by major sector for the Township of Southwold. As illustrated, over the 2016 to 2041 period the Township is expected to add approximately 250 new jobs. As previously discussed, the majority of new job growth is anticipated to be generated in population-related employment sectors. This includes sectors associated with work at home occupations as well as employees who have no fixed place of work (N.F.P.O.W). As such, the Southwold employment base is projected to continue to gradually shift towards the service sector. The rate of employment growth within the Township is anticipated to gradually diminish during the latter portion of the forecast period, largely a result of the aging of the population and labour force.

Figure 3-16: The Township of Southwold Employment Forecast by Major Sector, 2016 to 2041



Source: Historical Employment from Statistics Canada 2001 to 2016. Forecast is estimated by Watson & Associates Economists Ltd., 2019.
 Note: Statistics Canada defines no fixed place of work (N.F.P.O.W.) as "persons who do not go from home to the same work place location at the beginning of each shift."

Figure 3-17: The Township of Southwold Incremental Employment Growth by Sector, 2016 to 2041



Source: Forecast is estimated by Watson & Associates Economists Ltd., 2019.

3.6.1.2 Employment Forecast Comparison

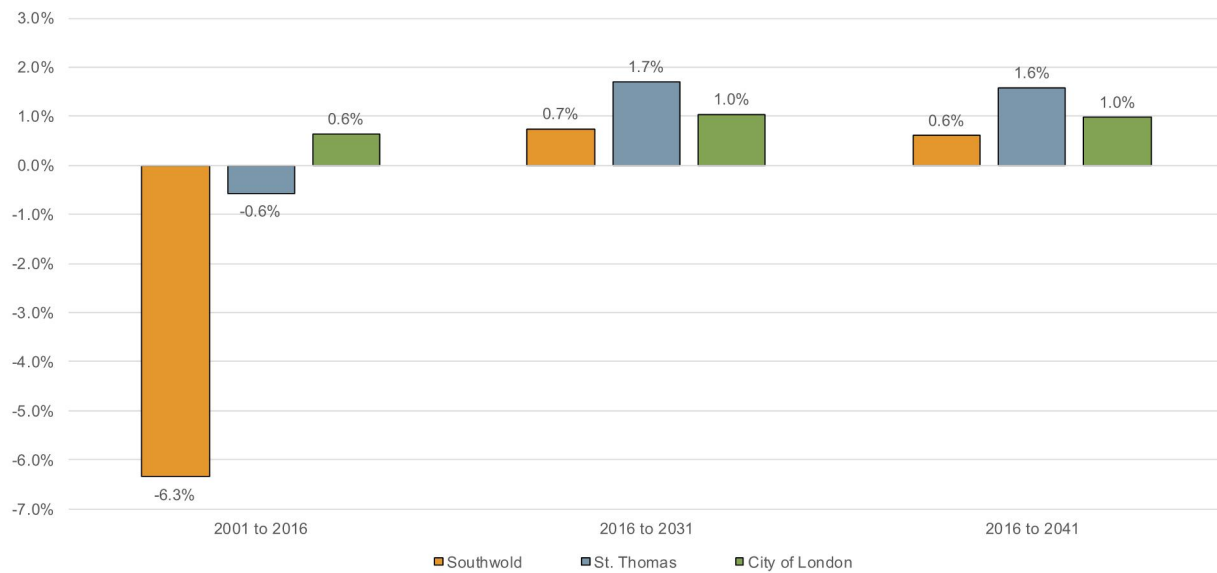
Figure 3-18 provides a comparison of forecast annual growth for the City of St. Thomas,⁹ the City of London,¹⁰ and the Township of Southwold over the 2016 to 2041 period.¹¹ This comparison has been included to provide further regional context to the Southwold employment forecast. Key observations include:

- The employment bases for the City of London and the City of St. Thomas are forecast to grow at an annual rate of 1.0% and 1.4%, respectively;
- As previously mentioned, for both the City of London and the City of St. Thomas, the employment base is projected to grow relatively faster over the next 25 years relative to historical trends; and,
- The employment base in Southwold is forecast to grow relatively slower than that of the City of London and the City of St. Thomas, at an annual rate of approximately 0.6% per year.

⁹ Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Employment Lands Review.

¹⁰ Watson & Associates Economists Ltd. (2018). City of London Population, Housing and Employment Growth Forecast, 2016 to 2044.

Figure 3-18: The Township of Southwold Historical and Forecast Employment, 2001 to 2041

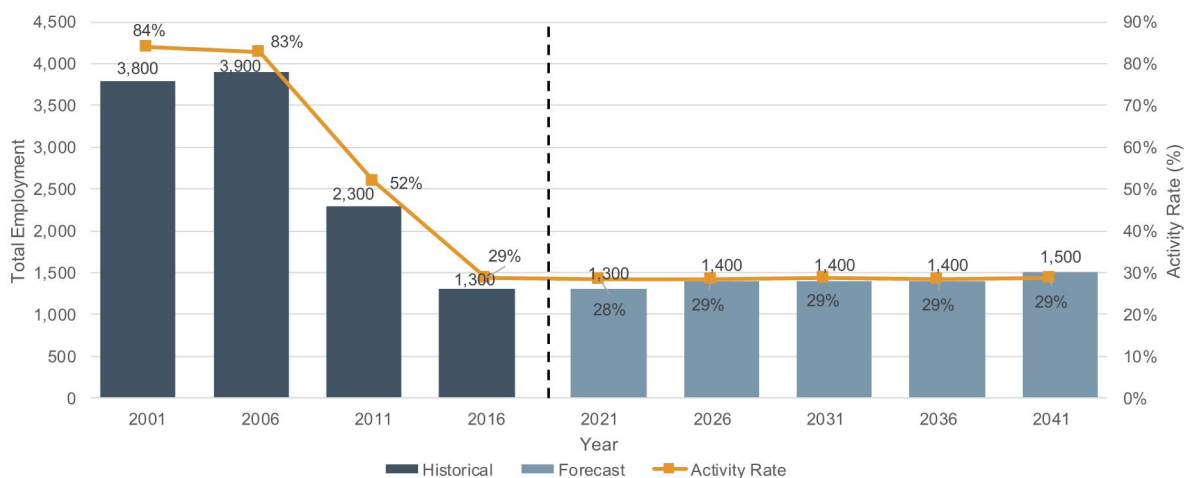


Source: 2001 to 2016 derived from Statistics Canada Census Profiles. Forecasts 2016 to 2041 by Watson & Associates Economists Ltd., 2019.
 Note: Employment figures include work at home and no fixed place of work (N.F.P.O.W.) employment.

3.6.1.3 Township of Southwold Forecast Employment Activity Rate 2016 to 2041

Figure 3-19 summarizes the Township’s forecast employment activity rate between 2016 and 2041. An employment activity rate represents the ratio of jobs to population. This ratio is an important statistic to consider as it measures the relative balance between employment and population within a given community or economic area. As of 2016, the Township of Southwold had an employment activity rate of approximately 29%. Over the past 15 years, the employment activity rate has rapidly declined, but it is anticipated to stabilize throughout the forecast period at approximately 28%.

Figure 3-19: The Township of Southwold Historical and Forecast Employment, 2001 to 2041



Source: 2001 to 2016 from Statistics Canada Place of Work data. Forecast (2016 to 2041) is estimated by Watson & Associates Economists Ltd., 2019.
 Note: Employment figures include work at home, but exclude no fixed place of work. Figures have been rounded.

3.6.2 The Township of Southwold Population Forecast, 2016 to 2041

As previously identified, recent trends across the broader regional economy are pointing towards slightly stronger economic and population growth over the forecast period relative to historical trends over the past two decades. Supporting these trends, the Ministry of Finance’s 2018 Spring projections for Elgin County have increased from their 2015 projections, suggesting an improved outlook for the County. Southwold is anticipated to be a recipient of this growth due to its proximity to the growing employment centres within the regional economy, namely the City of London and the City of St. Thomas. Forecast regional and local employment growth represent the primary drivers of net migration potential into the Township – for both out-commuters and those who live and work within the community. While Southwold is forecast to grow at a slightly slower rate relative to the surrounding areas, it is anticipated to experience modest population growth between 2016 and 2041.

3.6.2.1 The Township of Southwold Population Forecast

Figure 3-20 and Figure 3-21 summarize the population growth forecast for Southwold from 2016 to 2041 in five-year increments. Historical population trends between 1991 and 2016 are also provided for additional context. The following observations and key findings are provided:

- Township-wide population is forecast to modestly increase from approximately 4,450 in 2016 to 5,100 by 2041, representing a population increase of 0.6% annually over the 25-year period;¹²
- In contrast to historical population trends over the past 15 years, population is expected to increase between 2016 and 2041 driven by net in-migration and steady new housing construction projected across the Township’s urban settlement areas; and,

¹² Excluding a Census undercount. The net Census undercount represents the net number of persons missed during Census enumeration.

- While the Township is projected to experience a modest population increase between 2016 and 2041, the rate of long-term population change for Southwold is not anticipated to be linear. As Figure 3-21 demonstrates, growth in the latter half of the forecast period will begin to slow due to the aging of the population base. As the population continues to age, population growth associated with natural increase (births less deaths) is expected to become increasingly negative, placing downward pressure on future population growth potential in Southwold.

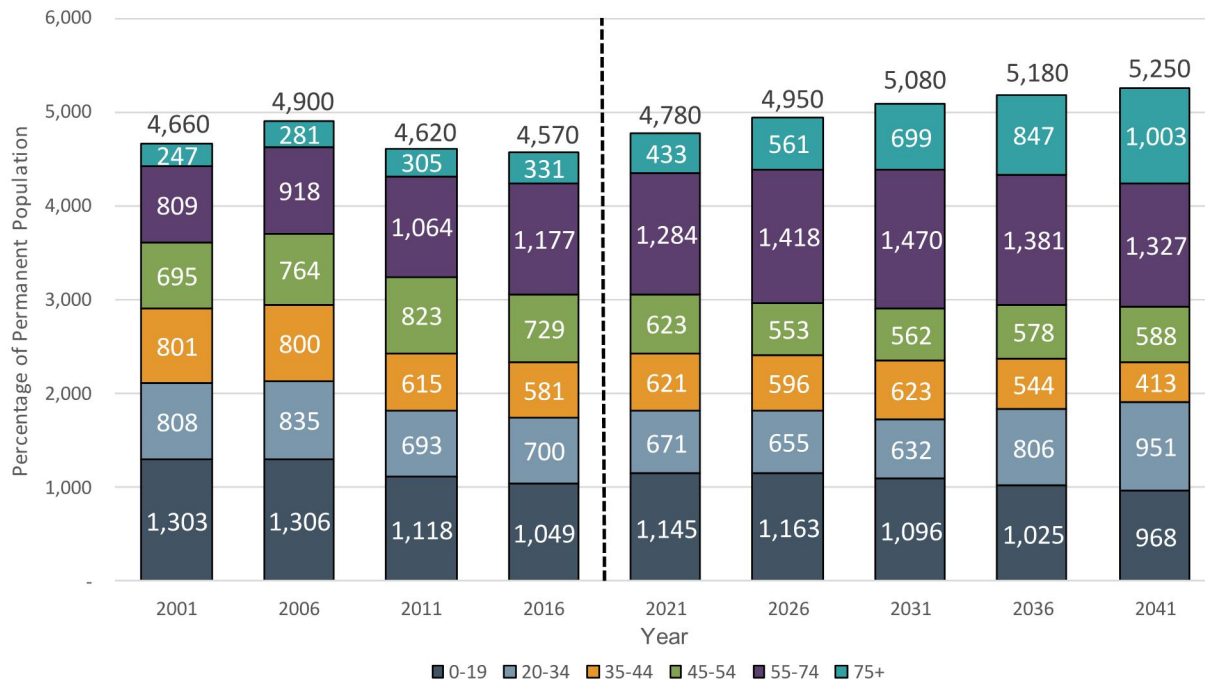
Figure 3-20: The Township of Southwold Population Growth Forecast, 2001 to 2041¹³

Year		Population (Including Census Undercount)	Population (Excluding Census Undercount)
Historical	Mid-2001	4,660	4,490
	Mid-2006	4,900	4,720
	Mid-2011	4,620	4,500
	Mid-2016	4,570	4,450
Forecast	Mid-2021	4,780	4,650
	Mid-2026	4,950	4,820
	Mid-2031	5,080	4,950
	Mid-2036	5,180	5,040
	Mid-2041	5,250	5,120
Incremental	Mid-2001 to Mid-2006	240	230
	Mid-2006 to Mid-2011	-280	-220
	Mid-2011 to Mid-2016	-50	-50
	Mid-2016 to Mid-2021	210	200
	Mid-2016 to Mid-2026	380	370
	Mid-2016 to Mid-2031	510	500
	Mid-2016 to Mid-2036	610	590
	Mid-2016 to Mid-2041	680	670

Source: Data from 2001 to 2016 from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

¹³ Census undercount estimated at approximately 2.7%. The net Census undercount represents the net number of persons missed during Census enumeration. Note that the undercount does vary in each Census period.

Figure 3-21: The Township of Southwold Population Growth Forecast, 2001 to 2041



Source: 2001 to 2016 derived from Statistics Canada Census by Watson & Associates Economists Ltd., 2019. 2021 to 2041 is an estimate by Watson & Associates Economists Ltd., 2019.

3.6.2.2 The Township of Southwold Population Forecast Comparison, 2016 to 2041

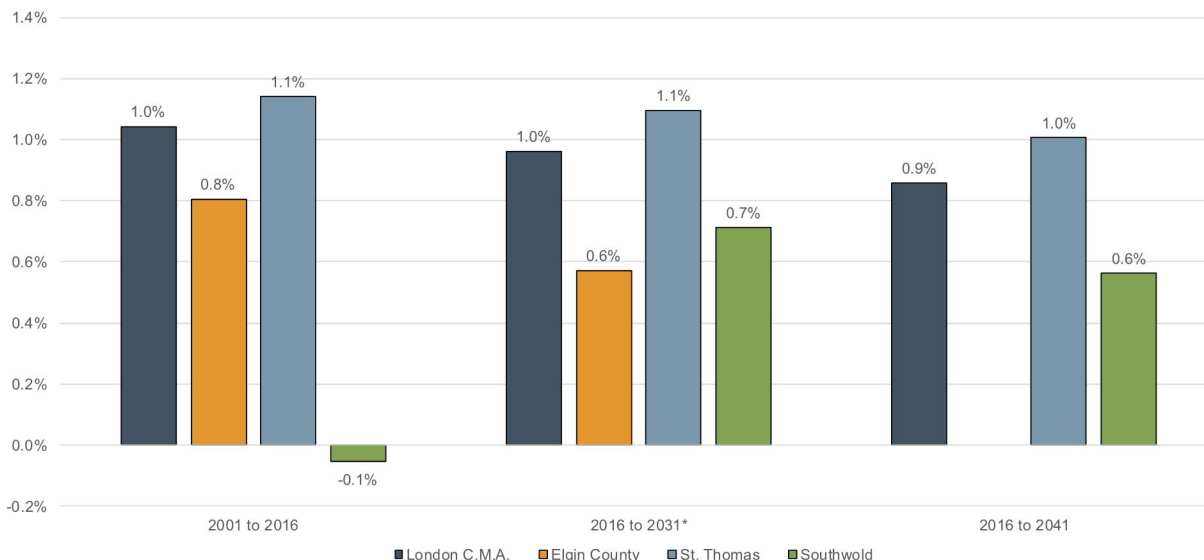
Figure 3-22 provides a comparison of annual population growth rates between the London C.M.A., Elgin County, the City of St. Thomas, and the Township of Southwold.¹⁴ Elgin County’s forecast growth is derived from its 2015 Official Plan (O.P.).¹⁵ The following trends can be observed:

- Total population in Southwold is anticipated to grow at a slightly faster annual rate than Elgin County as a whole, but relatively slower than the City of St. Thomas and the London C.M.A; and,
- For each of the geographies reviewed below, all are anticipated to experience a declining rate of population growth over the longer-term forecast period due to the aging of the regional population and labour force base.

¹⁴ Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Residential Land Need Report.

¹⁵ County of Elgin Official Plan. Consolidated Version. February, 2015.

Figure 3-22: The Township of Southwold Forecast Population Comparison with Elgin County, the London C.M.A., and St. Thomas

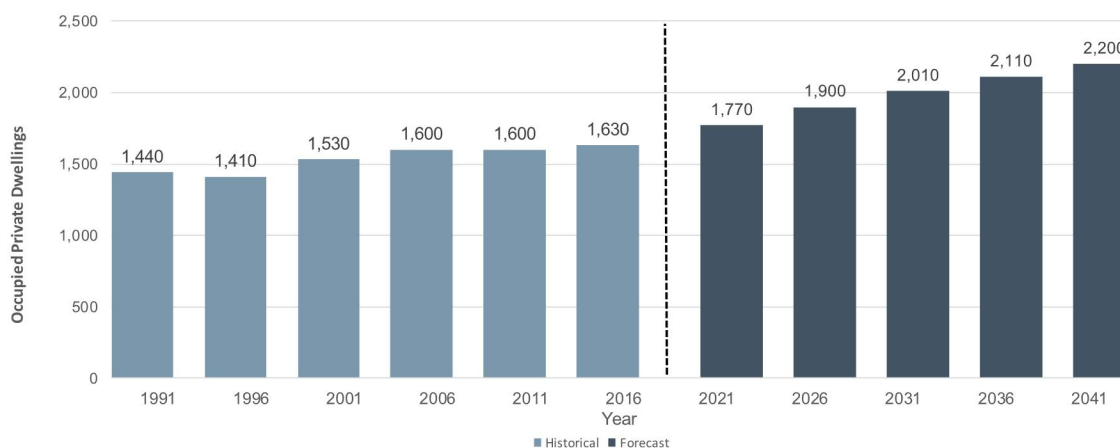


Source: 2001 to 2016 derived from Statistics Canada Census Profiles. Southwold Township forecast 2016 to 2041 by Watson & Associates Economists Ltd., 2019. Forecast for the City of St. Thomas by Dillon Consulting Limited and Watson & Associates Economists Ltd. (2018). City of St. Thomas Residential Land Needs Report. Forecast for the City of London by Watson & Associates Economists Ltd. (2018). City of London Population, Housing and Employment Growth Forecast, 2016 to 2044. *Note: Elgin County population excluding the City of St. Thomas. 2016 to 2031 projection is actually 2011 to 2031, from the County of Elgin Official Plan (2015).

3.6.3 The Township of Southwold Housing Forecast, 2016 to 2041

Figure 3-23 summarizes the Township of Southwold household forecast from 2016 to 2041. Housing trends between 1991 and 2016 are also provided for historical context. By 2041 the Township’s permanent housing base is forecast to increase to 2,200 households, from 1,625 in 2016 (representing an increase of 575 new households). This represents a rate of forecast housing growth that is significantly above the historical 25-year average.¹⁶

Figure 3-23: Township of Southwold Historical and Forecast Households, 1991 to 2041



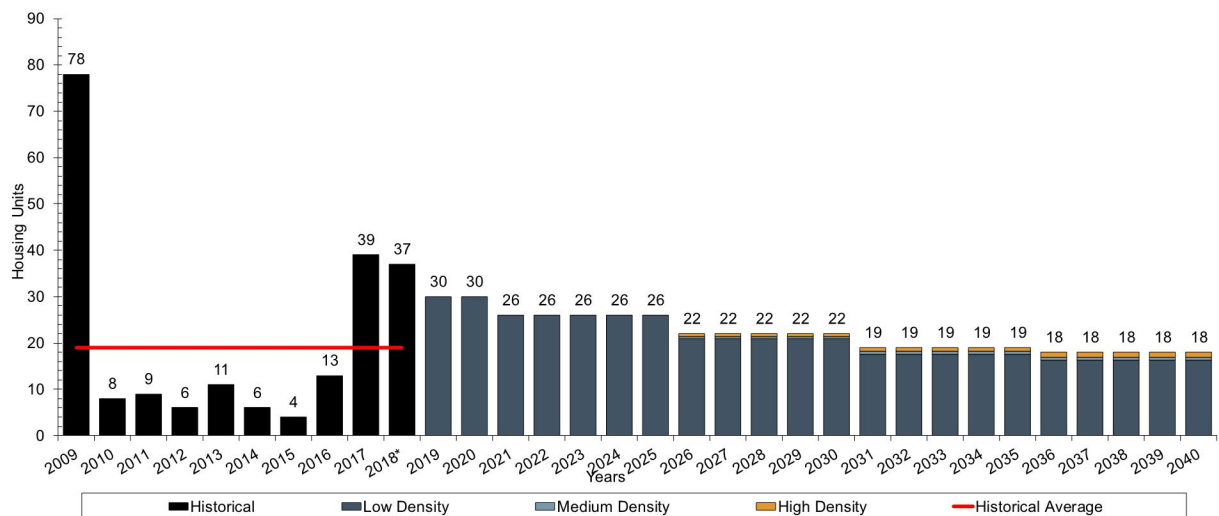
Source: Historical data from Statistics Canada Census Profiles, 1991 to 2016. Forecast (2016 to 2041) estimated by Watson & Associates Economists Ltd., 2019.

¹⁶ According to Statistics Canada Census data.

Figure 3-24 compares historical residential building permit activity (residential building permits issued for new residential dwellings) for the Township of Southwold from 2009 to 2018 to forecast annual new housing growth for the Township over the 2016 to 2041 period. The following key trends can be observed:

- Historical housing growth in the Township increased significantly in 2017 and 2018 compared to previous recent historical years reviewed;
- Forecast housing growth over the short- to medium-term is expected to remain strong, relative to recent historical trends;
- Over the longer-term forecast, housing growth is anticipated to gradually slow due to the aging of the local and regional population base; and,
- Low-density housing will remain the predominant form of housing growth throughout the forecast period, with the share of medium- and high-density housing growing slightly between 2016 and 2041.

Figure 3-24: The Township of Southwold Historical and Forecast Housing Units by Type, 2009 to 2041



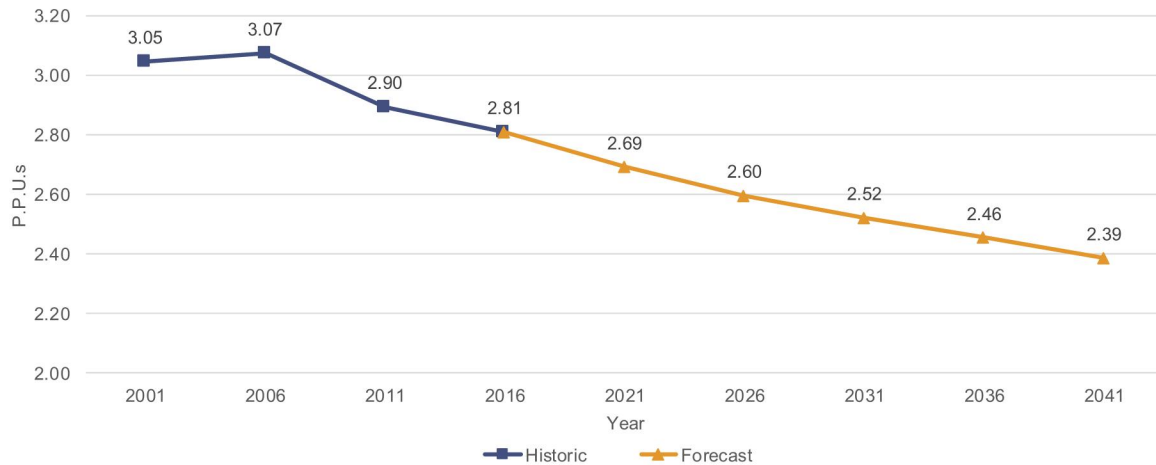
Source: Historical housing activity derived from Township of Southwold building permit data, 2007-2017.
¹ Growth forecast represents calendar year.

For context purposes,

Figure 3-25 summarizes anticipated trends in long-term housing occupancy, or average persons per unit (P.P.U.), for Southwold from 2016 to 2041. Key observations include:

- Between 2001 and 2016, the average P.P.U. for Southwold declined from 3.05 to 2.81; and,
- Over the forecast period, the average P.P.U. for Southwold is anticipated to continue to gradually decline from 2.81 in 2016 to 2.39 in 2041, again largely as a result of the aging of the population.

Figure 3-25: The Township of Southwold Historical and Forecast Persons per Unit, 2001 to 2041



Source: Statistics Canada Census and Demography Division, 1991 to 2016. Forecast (2021 to 2041) estimated by Watson & Associates Economists Ltd., 2019.
 Note: Figure does not include the net Census undercount.

3.6.3.1 Forecast Households by Dwelling Type, 2016 to 2041

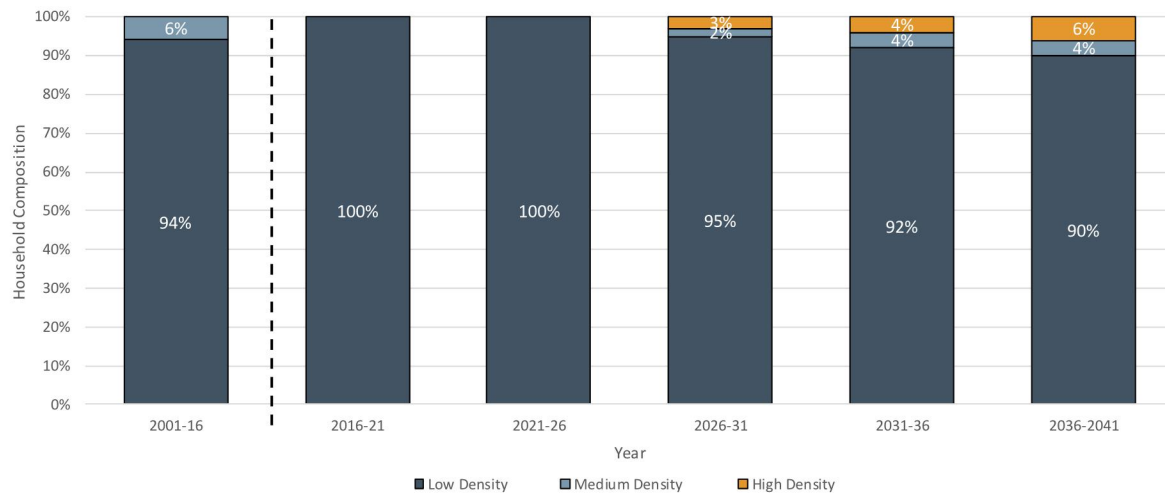
Figure 3-26 summarizes Southwold’s housing forecast by structure type (i.e., low density, medium density, and high density) over the 2016 to 2041 forecast period in five-year growth increments. Key observations include:

- New residential development within the Township will continue to be concentrated in low-density housing forms, largely driven by demand from new families and empty-nesters;
- Between 2001 to 2016, low-density housing accounted for 94% of all new developments. Recent building permit activity between 2016 and 2018 has also been concentrated in low-density housing forms;¹⁷
- Housing preferences by structure type are anticipated to gradually shift from low-density to medium- and high-density housing forms over the long term. This shift is anticipated to be driven largely by the aging of the population and, to a lesser extent, from continued upward pressure on local housing prices;

¹⁷ 83% of building permits from 2016 to 2018 are considered low density. Derived from Statistics Canada building permit data by Watson & Associates Economists Ltd., 2019.

- Over the 2016 to 2041 projection period, new housing development is forecast to be comprised of 96% low-density (singles and semi-detached), 2% medium-density (townhouses), and 2% high-density (apartments) units; and
- Total new housing development between 2016 to 2041 will consist of approximately 550 low-density units, 10 medium-density units, and 10 high-density units.

Figure 3-26: Township of Southwold Incremental Household Forecast by Structure Type, 2016 to 2041



Low density is comprised of singles and semi-detached.
 Medium density is comprised of townhouses.
 High density is comprised of apartments.
 Source: Statistics Canada Census, 2001 to 2016. Forecast (2021 to 2041) estimated by Watson & Associates Economists Ltd., 2019.
 Note: Building permit data reported by Statistics Canada displays higher levels of low -density housing than reported by Statistics Canada Census during the 2001 to 2016 period.

3.7 Detailed Review of Long-Term Growth by Urban Settlement Area and Remaining Rural Area

Figure 3-27 through Figure 3-29 summarize the forecast population, housing, and employment allocations by settlement area and remaining rural areas within Southwold Township. The population and housing allocations were developed based on a review of the following local supply and demand factors:

Local Supply Factors:

- Supply of potential future housing stock in the development process by housing type and approval status;
- Identified housing intensification opportunities (i.e. vacant infill lots);
- Current inventory of net vacant designated urban “greenfield” lands not currently in the development approvals process;
- Available non-residential land supply; and
- Local planning policy objectives.

Demand Factors:

- Historical housing activity based on building permit activity/housing completions;
- Historical employment growth trends by geographic area;
- Market demand for housing intensification;
- Appeal to young adults, families and empty-nesters/seniors;
- Access to surrounding employment markets; and
- Anticipated drivers of employment growth on employment lands and future industrial development prospects.

While population and employment growth rates vary significantly by geographic area, each of the settlement areas share several relatively common attributes with respect to long-term residential development and demographic trends. These include:

- Future housing growth will be dominated by low-density housing forms; however, increasing market opportunities will exist for medium-density and high-density housing in serviced areas as the local and provincial population base continues to age;
- Average regional P.P.U. levels are forecast to steadily decline from 2016 to 2041. This demographic trend is largely associated with the aging of the population; and
- As previously discussed, housing demands from the 55-74 age group (empty-nester/younger seniors) and the 75+ age group (older seniors) are also anticipated to drive the future need for urban housing.

The location of residential and non-residential development within Southwold is anticipated to primarily occur in the urban-serviced area of Talbotville and to a lesser extent, within the settlement areas of Shedden, Fingal, and North Port Stanley. Modest population and employment growth is also anticipated throughout the Township's remaining rural areas. Key observations include:

- Between 2011 and 2016, Talbotville accounted for 66% of housing growth and 64% of population growth in Southwold. This share of residential development is forecast to increase between 2016 to 2041;
- By 2041, Talbotville is forecast to account for 32% of the Township-wide population, up from 24% in 2016.
- Shedden, Fingal, North Port Stanley, and other remaining rural areas are anticipated to account for approximately 15% of population and housing growth within the Township;
- Employment growth is expected to be concentrated in Talbotville (approximately 88%), largely driven by local demand for population-related employment (i.e. retail, personal services and institutional uses) as well as industrial development opportunities in designated Employment Areas; and
- Similar to population-related employment, home-based employment is also anticipated to increase in proportion to population growth.

Figure 3-27: Township of Southwold Population Forecast by Settlement Area, 2016 to 2041

Total Population						
Year	Talbotville	Shedden	Fingal	North Port Stanley	Remaining Rural Areas	Township of Southwold Total
2016	1,060	435	390	170	2,395	4,450
2021	1,230	440	400	175	2,405	4,650
2026	1,370	445	410	180	2,415	4,820
2031	1,490	450	415	185	2,410	4,950
2036	1,560	450	420	185	2,425	5,040
2041	1,630	450	425	185	2,430	5,120
Incremental Growth						
2016 to 2021	170	5	10	5	10	200
2016 to 2026	310	10	20	10	20	370
2016 to 2031	430	15	25	15	25	500
2016 to 2036	500	15	30	15	30	590
2016 to 2041	570	15	35	15	35	670

Source: 2016 base derived from Statistics Canada Census, by Watson & Associates Economists Ltd., 2019. Forecast by Watson & Associates Economists Ltd., 2019.

Note: Population figures do not include the Census net undercount.

Note: Figures may not add due to rounding

Figure 3-28: Township of Southwold Housing Forecast by Settlement Area, 2016 to 2041

Total Housing						
Year	Talbotville	Shedden	Fingal	North Port Stanley	Remaining Rural Areas	Township of Southwold Total
2016	400	165	155	65	845	1,630
2021	520	170	160	70	850	1,770
2026	630	170	170	70	860	1,900
2031	720	175	175	75	865	2,010
2036	810	175	180	75	870	2,110
2041	880	180	185	80	875	2,200
Incremental Growth						
2016 to 2021	120	5	5	5	5	140
2016 to 2026	230	5	15	5	15	270
2016 to 2031	320	10	20	10	20	380
2016 to 2036	410	10	25	10	25	480
2016 to 2041	480	15	30	15	30	570

Source: 2016 base derived from Statistics Canada Census, by Watson & Associates Economists Ltd., 2019. Forecast by Watson & Associates Economists Ltd., 2019.

Note: Population figures do not include the Census net undercount.

Note: Figures may not add due to rounding

Figure 3-29: Township of Southwold Employment Forecast by Settlement Area, 2016 to 2041

Total Employment Growth						
Period	Talbotville	Shedden	Fingal	North Port Stanley	Remaining Rural Areas	Township of Southwold Total
2016 to 2021	40	0	0	0	0	40
2016 to 2026	90	5	5	0	5	100
2016 to 2031	120	5	5	0	5	140
2016 to 2036	140	10	10	0	5	160
2016 to 2041	170	10	10	0	5	190

Source: 2016 base derived from Statistics Canada Census, by Watson & Associates Economists Ltd., 2019. Forecast by Watson & Associates Economists Ltd., 2019.

Note: Employment figures include work at home employment, but exclude no fixed place of work (N.F.P.O.W.)

Note: Figures may not add due to rounding

3.8 Summary

Future local and regional employment opportunities will continue to be a driving factor of population and housing growth within Southwold Township. The labour force in the Township is heavily reliant on employment from the City of St. Thomas and the City of London, as these two areas employed roughly 72% of the Southwold labour force in 2016. Relative to recent trends, employment growth levels for both the City of London and the City of St. Thomas are anticipated to be stronger, which is expected to drive population and population-related employment growth in Southwold Township.

Despite the significant job losses caused by the recent closure of the Talbotville Ford Assembly Plant, employment conditions in Southwold appear to be stabilizing. Over the next 25 years it is anticipated that the employment base in the Township will continue to recover, adding just over 200 new jobs, largely in population-related sectors, home-based occupations, and to a lesser extent, small-to-medium scale industrial operations. Southwold's close proximity to surrounding employment markets will continue to drive housing development, as employees look for competitively priced housing options within commuting distance to work. Vacant industrial lands within Talbotville present the opportunity for stronger employment growth across a broad range of export-based sectors (i.e. manufacturing, warehousing, construction, utilities, agri-business, etc.).

Population growth in Southwold will be directly influenced by these local and regional employment opportunities. Population in Southwold is forecast to increase from approximately 4,570 individuals in 2016 to 5,250 by 2041, representing a population increase of 0.6% annually over the 25-year period.¹⁸ Population growth over the long-term will gradually slow as the population continues to age, placing downward pressure on the future population growth potential associated with natural increase (i.e. births less deaths) in the Township of Southwold.

By 2041, the housing base is forecast to increase to 2,200 households, from 1,625 in 2016 (representing an increase of 575 new households). Talbotville is expected to accommodate a majority of this housing development, with approximately 490 new units across the forecast period. Comparatively, the Township-wide housing forecast is anticipated to increase at a rate which is significantly above the historical 25-year average.

¹⁸ Including an undercount of 2.7%.

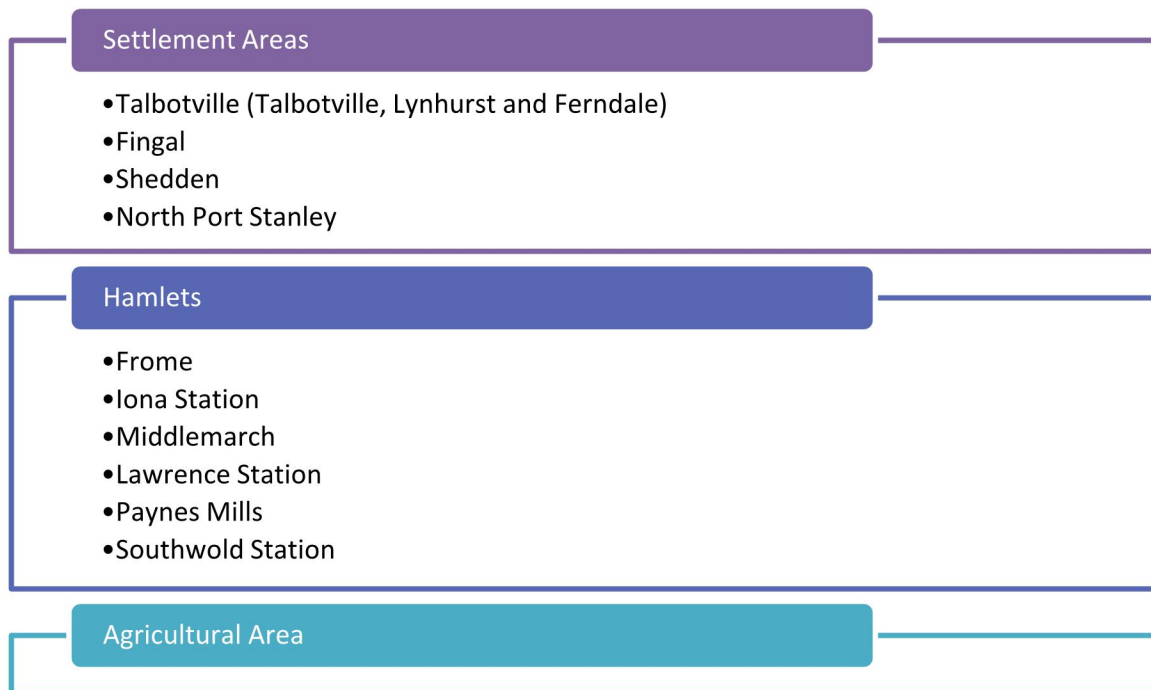


4 GROWTH MANAGEMENT

4.1.1 Settlement Area Hierarchy

Southwold's planned Community Structure is presented in Section 1.7 of the Township Official Plan. The Official Plan identifies a three-level hierarchy consisting of Settlement Areas, Hamlets, and the Agricultural Area (**Figure 4-1**). The majority of growth is intended to be accommodated within Settlement Areas as they have the greatest service area and the greatest number of urban uses and employment opportunities. Southwold's settlement areas include Talbotville (including the areas of Talbotville, Lynhurst, and Ferndale), Shedden, Fingal, and North Port Stanley. Hamlets are small clusters of rural development on private services which are not of a size or scale to warrant a settlement areas designation. Growth within Hamlets is generally limited to infilling. Agricultural Areas are lands found outside of Settlement Areas and the focus for agricultural uses, including (but not limited to) growing crops, raising livestock, and associated on-farm buildings and structures including accessory farm dwellings. The Township's planned community structure is illustrated on **Figure 4.1** below.

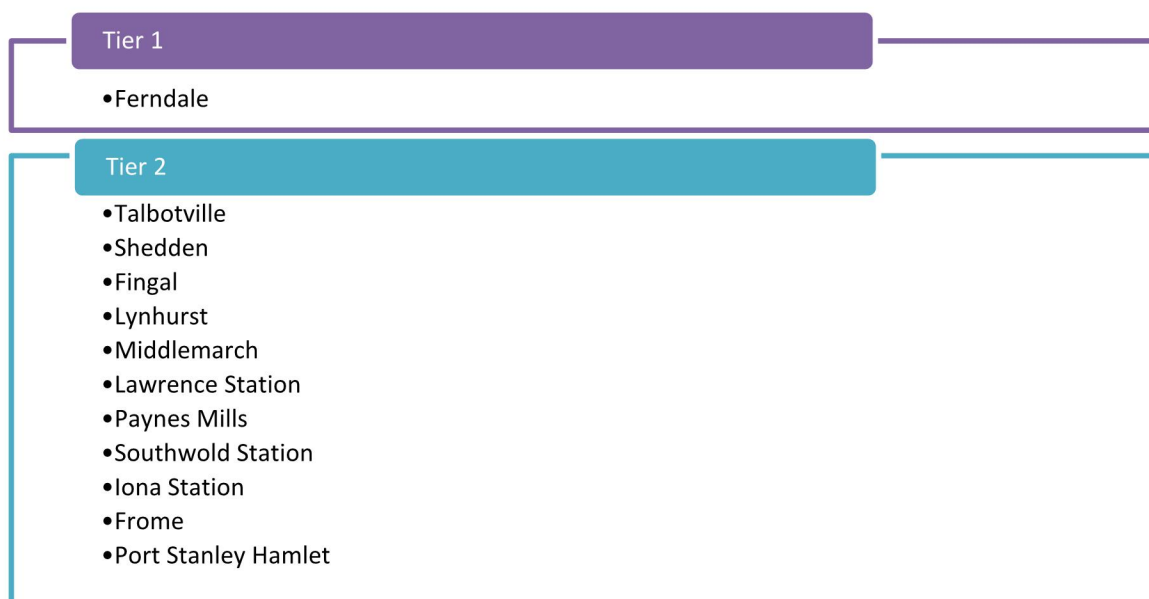
Figure 4-1: Township of Southwold Community Structure



For context purposes, the County of Elgin Official Plan outlines a more nuanced hierarchy of settlement areas for Southwold, distinguishing between different tiers. Tier 1 Settlement Areas have full municipal services (water and sewage) and are described as central communities where majority of new growth is directed. At the time the County’s Official Plan was prepared, Ferndale was identified as Southwold’s only Tier 1 settlement area, with access to both municipal water and sewer services. The remainder of Southwold’s settlement areas, including hamlets are identified Tier 2 settlement areas. Tier 2 settlement areas are on partial services (municipal water/individual on-site sewage services or individual on-site water/municipal sewage services). Infilling and rounding of existing development is permitted given that the proposed development is within the reserve sewage system capacity and reserve water system capacity and if site conditions allow for the long-term use of these services. Tier 3 includes settlement areas which are the smallest communities in the County and have a residential function and no municipal services. The County’s Official Plan does not identify any Tier 3 Settlement Areas in Southwold. **Figure 4-2** shows the County of Elgin’s breakdown of the Settlement Areas within Southwold.

It is worth noting that Southwold’s Official Plan includes one settlement area boundary for Talbotville, which encompasses Talbotville, Lynhurst and Ferndale.

Figure 4-2: County of Elgin - Southwold Settlement Areas



As part of Southwold’s Official Plan Review process, there is an opportunity to refine the overall planned community structure to ensure alignment with the County Official Plan. The future role for Southwold’s main settlement areas will be determined through this Official Plan Review. The following sub-sections provide additional context on land supply and municipal infrastructure.

4.1.2 Residential Land Supply

To better understand the potential for future growth within each of the Township’s four main settlement areas, a residential and employment land supply analysis was undertaken. According to subdivision data provided by the Township, there are 1,055 units of potential residential development with some form of approval (draft approved/unbuilt units on registered plans/in-process applications). All of these units are within Talbotville. **Table 4-1** provides a detailed breakdown.

Table 4-1: Settlement Area Residential Development Approvals and In-Process Applications

Settlement Area	Name	Number of Units	Area (hectares)	Average Density (units per hectare)
Talbotville	DHP Phase 1	68	7.2	9
Talbotville	DHP Phase 2	54	8.6	6
Talbotville	Atcheson	35	2.9	12
Talbotville	Fortin / Caranci	335	35.5	9
Talbotville	McBain	177	12.2	15
Sub-Total (Approved Developments)		669	66.4	10
Talbotville	McCaig	221	17.0	13
Talbotville	Adziga	165	12.6	13
Sub-Total (In-Process)		386	29.6	13
Total		1,055	95.9	11

In addition to the development approvals and in-process applications noted above, there are additional lands designated for development within each of the Township’s settlement areas. **Table 4-2** provides a summary of vacant residential lands, along with an estimate of development potential within the remaining lands. Table 4.2 shows that there is potential for an addition 1,423 residential units through the development of remaining vacant lands. The analysis takes into account a slightly higher density for vacant lands in Talbotville, reflecting the availability of full municipal services.

Figure 4-3 to Figure 4-6 illustrate the location of the vacant lands.

Table 4-2: Settlement Area Residential Development Approvals

Settlement Area	Vacant Residential Lands (hectares)	Gross-Net Adjustment	Net Developable Area	Assumed Density	Unit Potential
Fingal	50.9	65%	33.1	12	397
Shedden	55.9	65%	36.3	12	436
Talbotville	56.1	65%	36.5	15	547
North Port Stanley	6.6	65%	4.3	10	43
Sub-Total	169.5		110.2	12	1,423

The combination of development approvals, in process applications and capacity within the vacant lands shows that the Township has the potential to add an additional 2,478 residential units. A minor amount of infilling within the partially serviced hamlet areas could also be expected to occur over the horizon of the Official Plan, providing a modest level of additional growth potential. Hamlet growth potential is estimated to have the potential to contribute an additional 20 units. Table 4-3 provides a detailed breakdown of growth potential.

Table 4-3: Settlement Area Residential Growth Potential (Land Supply)

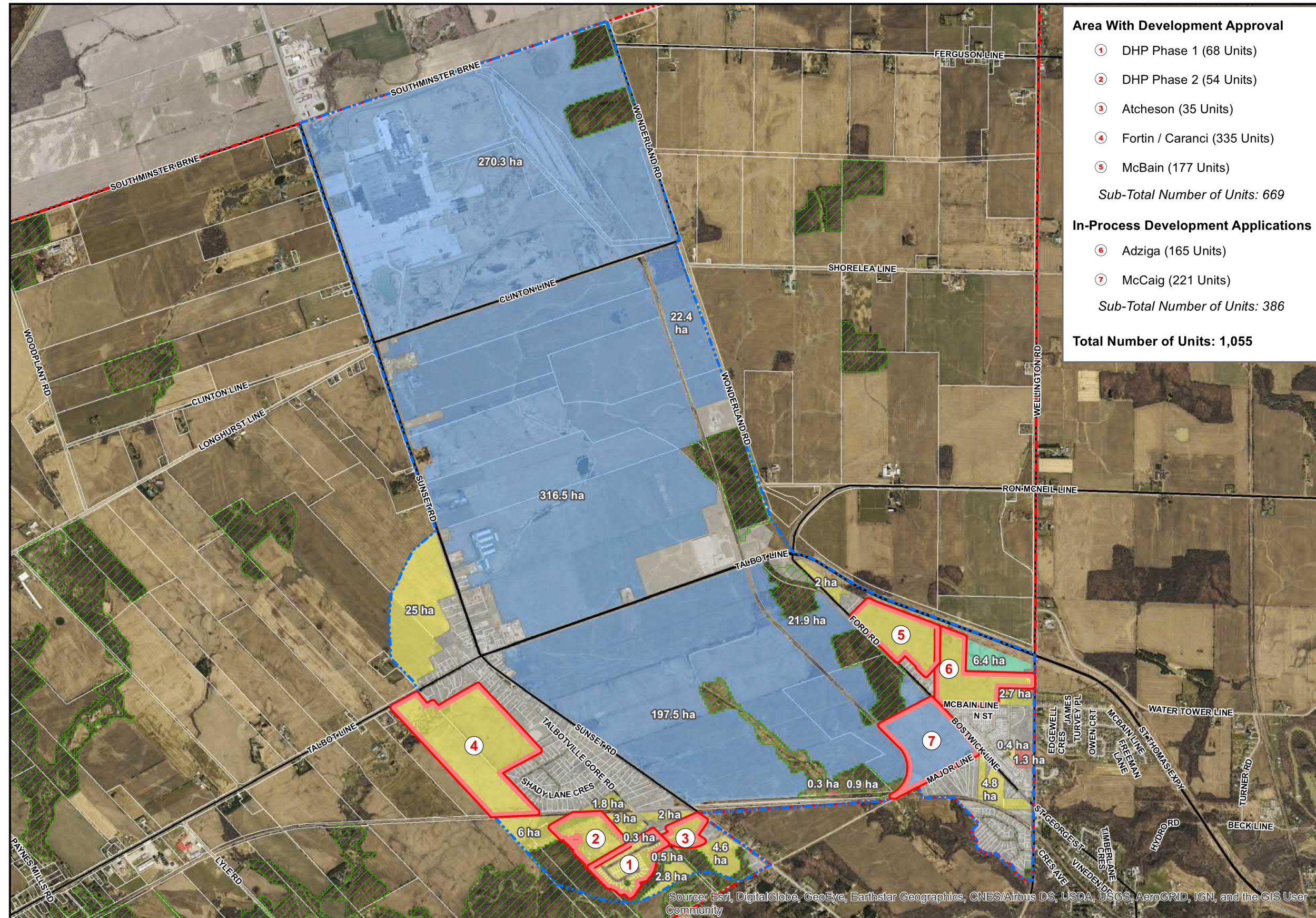
Settlement Area	Approved Development (units)	Vacant Land Potential (units)	Total (units)	Percent of Supply
Fingal	0	397	397	16%
Shedden	0	436	436	18%
Talbotville	1,055	547	1602	65%
North Port Stanley	0	43	43	2%
Hamlet Areas	0	n/a	20	1%
Sub-Total	1,055	1,423	2,478	100%

The total estimated supply of residential units translates into a significant amount of potential future residential development, particularly in the context of the estimated 25 year demand of 575 residential units. The OPR will need to examine whether or not it is appropriate to rationalize the amount of designated lands within the settlement areas.

SOUTHWOLD OFFICIAL PLAN

TALBOTVILLE, LAND SUPPLY

FIGURE 4-3



Area With Development Approval

- ① DHP Phase 1 (68 Units)
- ② DHP Phase 2 (54 Units)
- ③ Atcheson (35 Units)
- ④ Fortin / Caranci (335 Units)
- ⑤ McBain (177 Units)

Sub-Total Number of Units: 669

In-Process Development Applications

- ⑥ Adziga (165 Units)
- ⑦ McCaig (221 Units)

Sub-Total Number of Units: 386

Total Number of Units: 1,055

Land Supply Analysis

Area with Development Approval
Classified by OP Land Use 2013

- Vacant, General Commercial
- Vacant, Industrial
- Vacant, Residential
- Vacant, Unclassified
- Occupied

Constraints
Netted from Analysis

- Wooded Area >= 4

Base Mapping

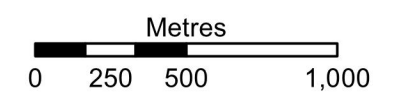
- Provincial Highway
- County Road
- Municipal Road
- Settlement Area Boundary
- Southwold Municipal Boundary

Source: Elgin County, 2019
 Aerial Photography: SWOOP, 2015



Map Prepared by: JAB
 Dillon Consulting Limited
 Map Checked by: PJK
 Dillon Consulting Limited

August 20, 2019
 Scale 1:25,000



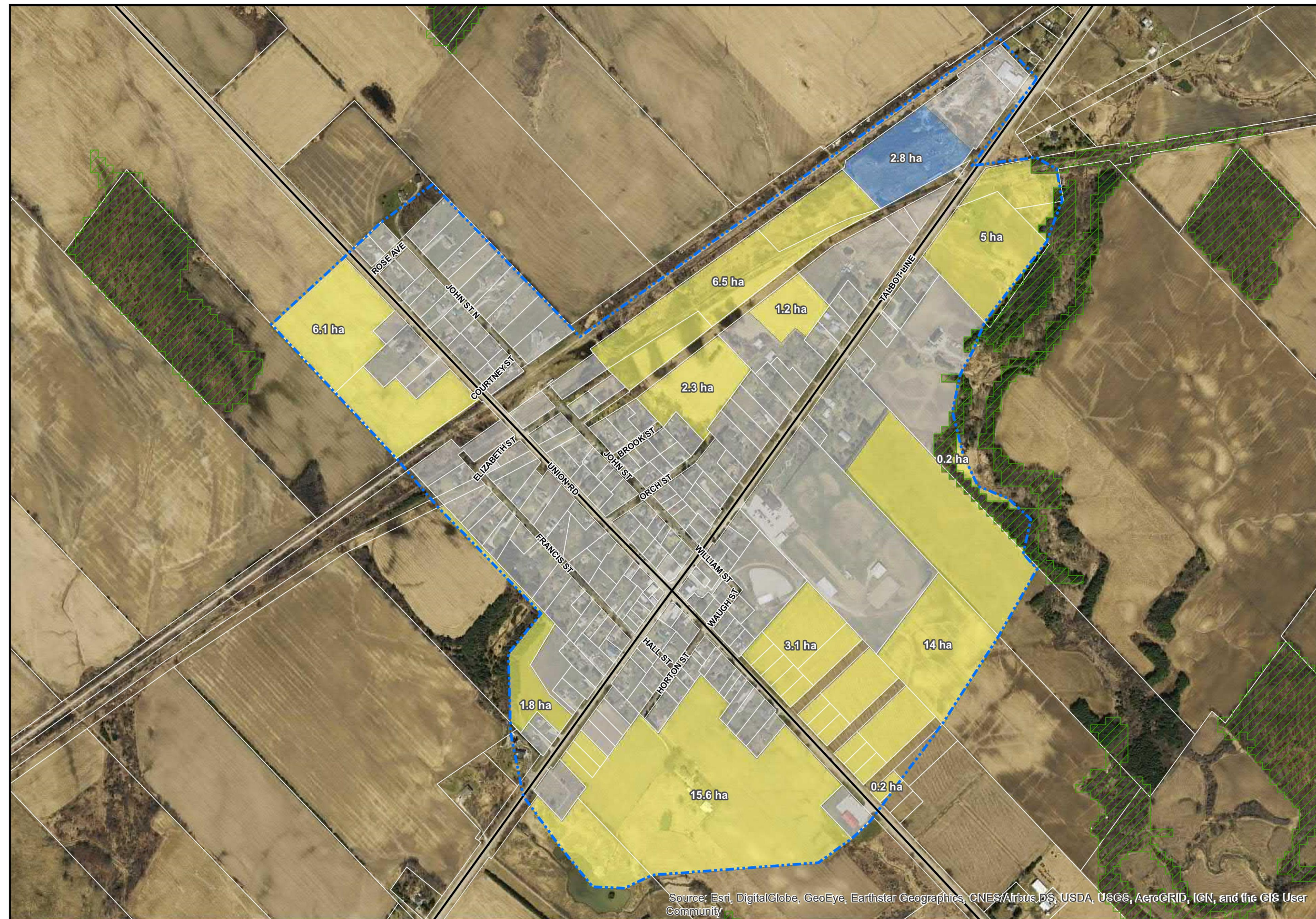
File Location: G:\GIS\163624 Southwold OP\GIS Data\MXD\20190626 Land Supply\Talbotville_LandSupply_20190626.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SOUTHWOLD OFFICIAL PLAN

SHEDDEN SETTLEMENT AREA, LAND SUPPLY

FIGURE # 4-4



Land Supply Analysis

Classified by OP Land Use 2013

- Vacant, Industrial
- Vacant, Residential
- Occupied

Constraints

Netted from Analysis

- ▨ Wooded Area >= 4

Base Mapping

- County Road
- Municipal Road
- - - Settlement Area Boundary

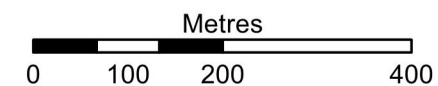
Source: Elgin County, 2019
Aerial Photography: SWOOP, 2015



Map Prepared by: JAB
Dillon Consulting Limited
Map Checked by: PJK
Dillon Consulting Limited

June 26, 2019

Scale 1:8,000

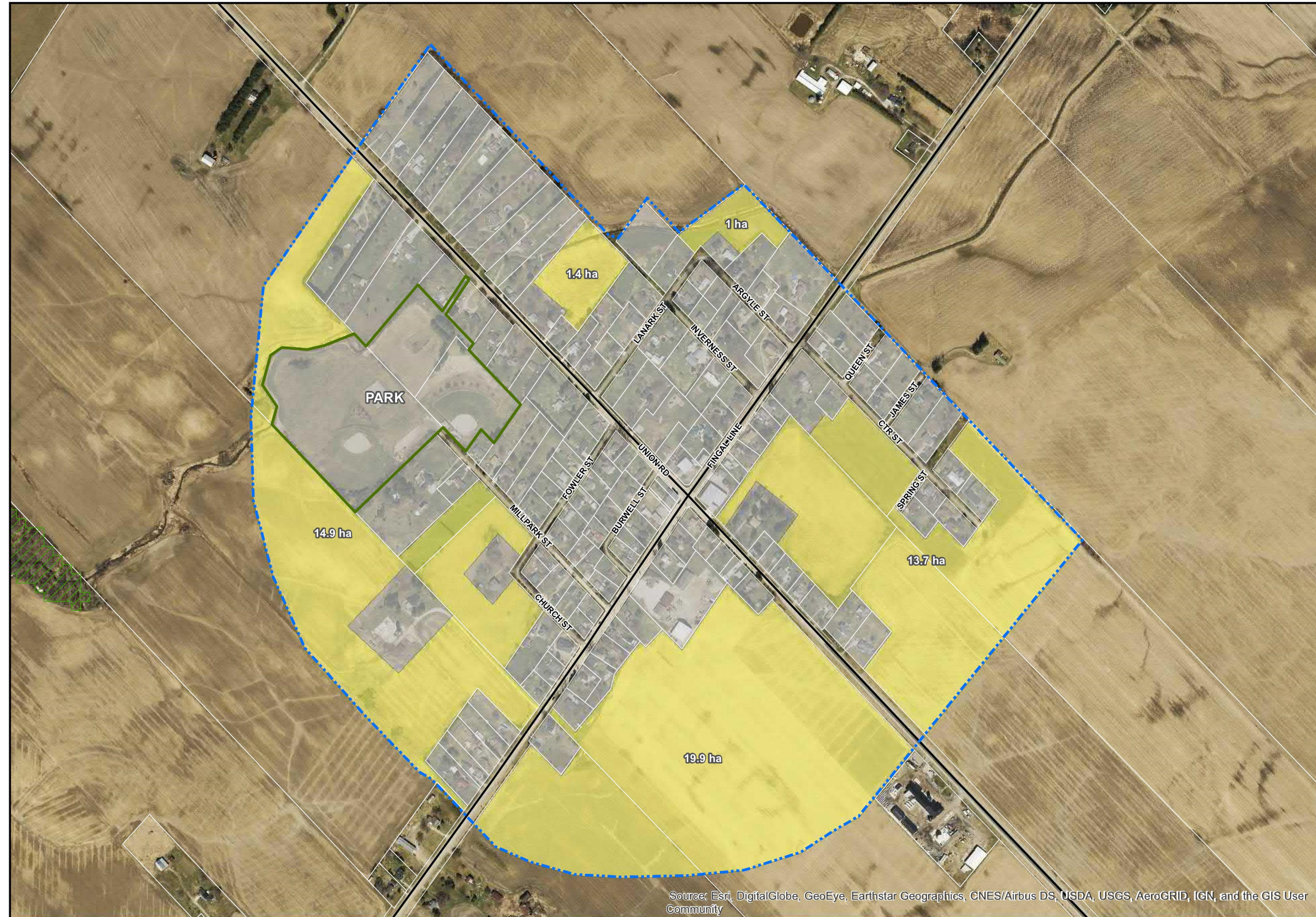


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SOUTHWOLD OFFICIAL PLAN

FINGAL SETTLEMENT AREA, LAND SUPPLY

FIGURE # 4-5



Land Supply Analysis

Classified by OP Land Use 2013

- Vacant, Residential
- Occupied

Constraints

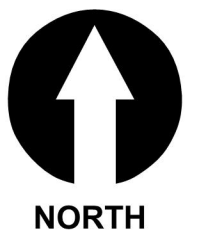
Netted from Analysis

- Wooded Area ≥ 4

Base Mapping

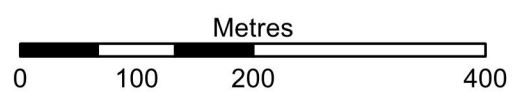
- County Road
- Municipal Road
- Settlement Area Boundary

Source: Elgin County, 2019
Aerial Photography: SWOOP, 2015



Map Prepared by: JAB
Dillon Consulting Limited
Map Checked by: PJK
Dillon Consulting Limited

June 26, 2019
Scale 1:6,500

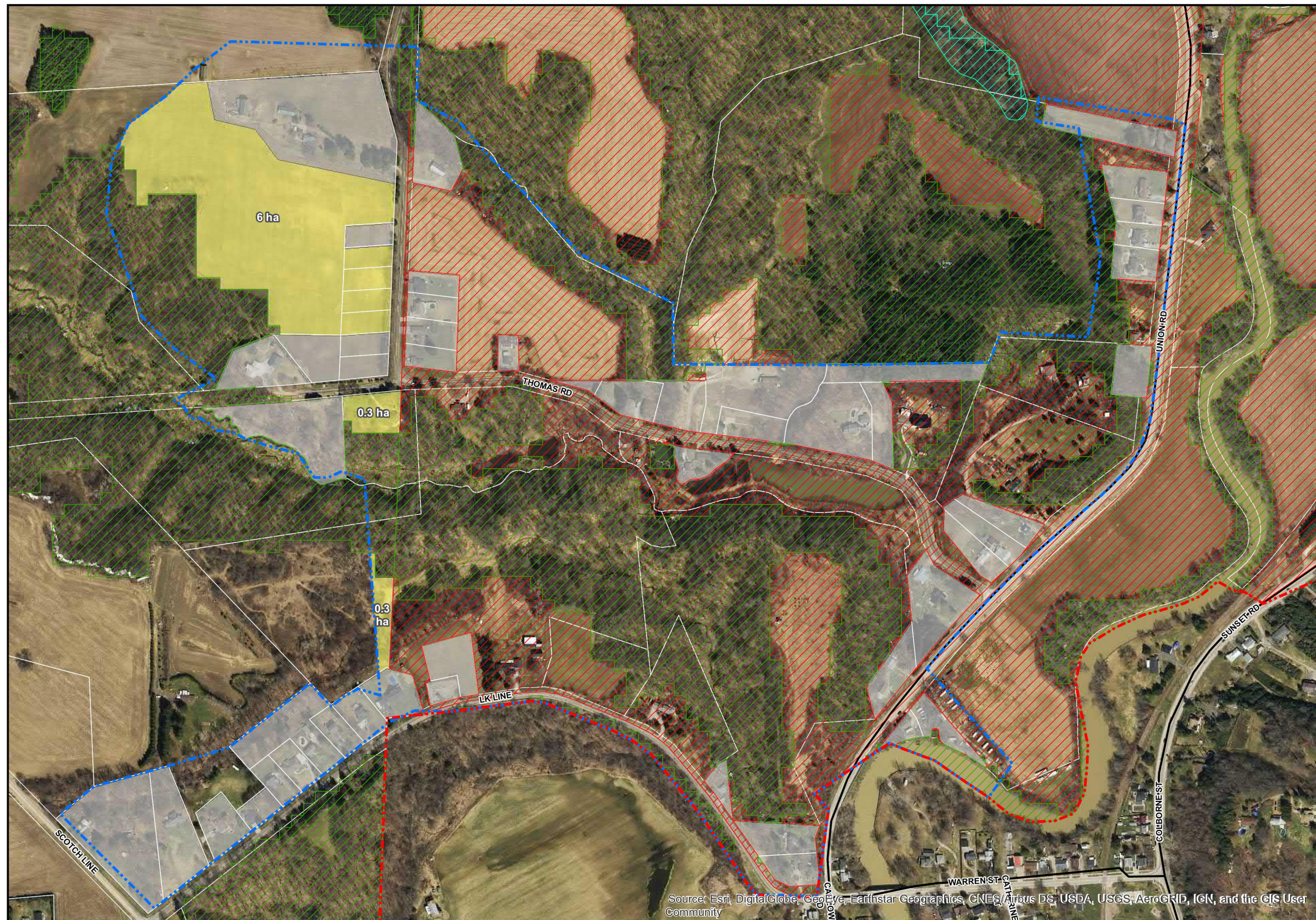


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SOUTHWOLD OFFICIAL PLAN

NORTH PORT STANLEY, LAND SUPPLY

FIGURE # 4-6



Land Supply Analysis

Classified by OP Land Use 2013

Vacant, Residential

Occupied

Constraints

Netted from Analysis

ANSI

Wetlands

Wooded Area >= 4

Base Mapping

County Road

Municipal Road

Settlement Area Boundary

Southwold Municipal Boundary

Source: Elgin County, 2019
Aerial Photography: SWOOP, 2015



Map Prepared by: JAB
Dillon Consulting Limited
Map Checked by: PJK
Dillon Consulting Limited

June 26, 2019

Scale 1:5,000

Metres



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4.1.3 Employment Land Supply

The Township’s main concentration of employment lands are located within Talbotville, which include three large blocks of lands designated for industrial purposes located to the west of Wonderland Road, to the east of Sunset Road, south of Southminster and north of a hydro/rail corridor. A relatively small amount of land is also designated for industrial purposes in Shedden. The amount of vacant industrial lands is estimated to be 847.8 hectares, with the former St. Thomas Assembly Plant site comprising of approximately 270 hectares (32%). Table 4-4 provides a summary of vacant industrial land.

Table 4-4: Settlement Area Employment Growth Potential (Land Supply)

Settlement Area	Vacant Industrial Land	Percent of Supply
Shedden	2.8	0.3%
Talbotville	845	99.7%
Sub-Total	847.8	100%

4.1.4 Employment Land Conversion

Policy 1.3.2.2 of the PPS states that “planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, 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”. As illustrated in Table 4-4, the Municipality has a large supply of vacant designated employment land and where there is a demonstrated need for conversion, a change in use through this Official Plan Review process can be undertaken. To date, there are at least two potential employment land conversions which are being considered through the Official Plan Review:

- 17 hectares of vacant employment land is proposed to be converted to residential uses. The site is located at the intersection of Ford Road and Major Line and is illustrated in Figure 4-3 (noted as item 7 on the figure). The development proposes to develop 221 residential units.
- Given the amount of new residential development in Talbotville, there is an opportunity to consider the potential for the additional general commercial uses to serve new residents and other residents elsewhere in the Township. One option for adding new commercial designations would be to convert a small amount of vacant employment land along Sunset Road in Talbotville.

Further analysis of the above-noted potential conversions will be undertaken in Phase 2 of the OPR process.

4.2 Municipal Infrastructure

The following section provides a brief overview of current municipal infrastructure available and planned for the various settlement areas in the Township Southwold. The following studies and reports have recently been undertaken in regards to servicing and have been reviewed in and inform the analysis presented in this section.

- Municipal Class Environmental Assessment for the Shedden and Fingal Master Plan and Wastewater Servicing (ongoing, waiting for completion of the 2019 Official Plan);
- 2018 Annual Performance Report – Talbotville Sewage Treatment Plant (2018);
- 2018 Annual Report – St. Thomas Distribution System (2018);
- 2018 Annual Report – Southwold Distribution System Section (2018);
- Annual Summary Report for the Southwold Distribution System (2018);
- Talbotville Wastewater Treatment Plant Schedule C Class Environmental Assessment (2016, February);
- Talbotville & Ferndale Master Servicing Plan (2015, May);
- Elgin Area Primary Water Supply System 2014 Master Plan Update (2015, September); and,
- Small Settlement Servicing Study (2013, July).

The Municipal Class Environmental Assessment for the Shedden and Fingal Master Plan and Wastewater Servicing is awaiting the outcome of the Official Plan Review prior to its completion.

4.2.1 Existing Water and Sanitary System

All of the Township’s main settlement areas have access to municipal water services. Only a selection of settlement areas have access to municipal sanitary services. **Table 4-5** shows that parts of Talbotville and Ferndale have access to full municipal services, with the Lynhurst area also having access to full municipal services. While there are areas within Talbotville and Ferndale which are not presently fully serviced, from a long-range planning perspective, these areas are considered to have access to full municipal services. Both Shedden and Fingal have access to municipal water only. The remainder of the Township is serviced by municipal water and private wastewater servicing (typically septic systems). **Figure 4-3** and **Figure 4-4** offer a visual representation of the information in **Table 4-5**.

Table 4-5: Settlement Areas with access to Municipal Water and/or Wastewater

Settlement Area	Municipal Water	Municipal Wastewater
Talbotville	Yes	Partial
Ferndale	Yes	Partial
Lynhurst	Yes	Yes
Shedden	Yes	No
Fingal	Yes	No
North Port Stanley	Yes	No

The Township of Southwold receives its drinking water from the Elgin Area Primary Water Supply System (EAPWSS) which does not allocate supply to the municipalities. The EAPWSS provides water to Southwold via the St. Thomas Area Secondary Water Distribution System and the Southwold Distribution System. The Southwold Distribution System also provides water to the Dutton Dunwich, St. Thomas, and Middlesex Centre distribution systems. The St. Thomas Area Secondary Water Distribution System is owned by the City of St. Thomas, Township of Southwold, and Municipality of Central Elgin. Table 4-6 and **Table 4-7** provide a summary of the water and wastewater services provided to each hamlet in Southwold. Lynhurst is the only fully serviced hamlet in Southwold. Lynhurst municipal

wastewater is serviced by the St. Thomas WWTP and the sewer capacity is determined by capacity constraints at the St. George Street Pumping Station and upstream constraints.

Talbotville is partially serviced by the Wastewater Treatment Plant (WWTP) which was commissioned in early 2018. The WWTP was sized according subdivision development in the area and will be built using a phased approach based on the developments. The current Environmental Compliance Approval (ECA) allows for a maximum of 500 m³/day. It will require additional improvements to accommodate full build out flows from Talbotville and Ferndale. Only a portion of Ferndale has full servicing (see **Figure 4-8**). The portion with municipal wastewater is also serviced by the St. Thomas WWTP, similar to Lynhurst, with sewer capacity set by the St. George Street Pumping Station and upstream constraints. An agreement from 1997 with St. Thomas stated that the WWTP will provide up to 1800 m³/d of sewage treatment for Southwold. Shedden, Fingal, and North Port Stanley have access to municipal water but are on private wastewater systems.

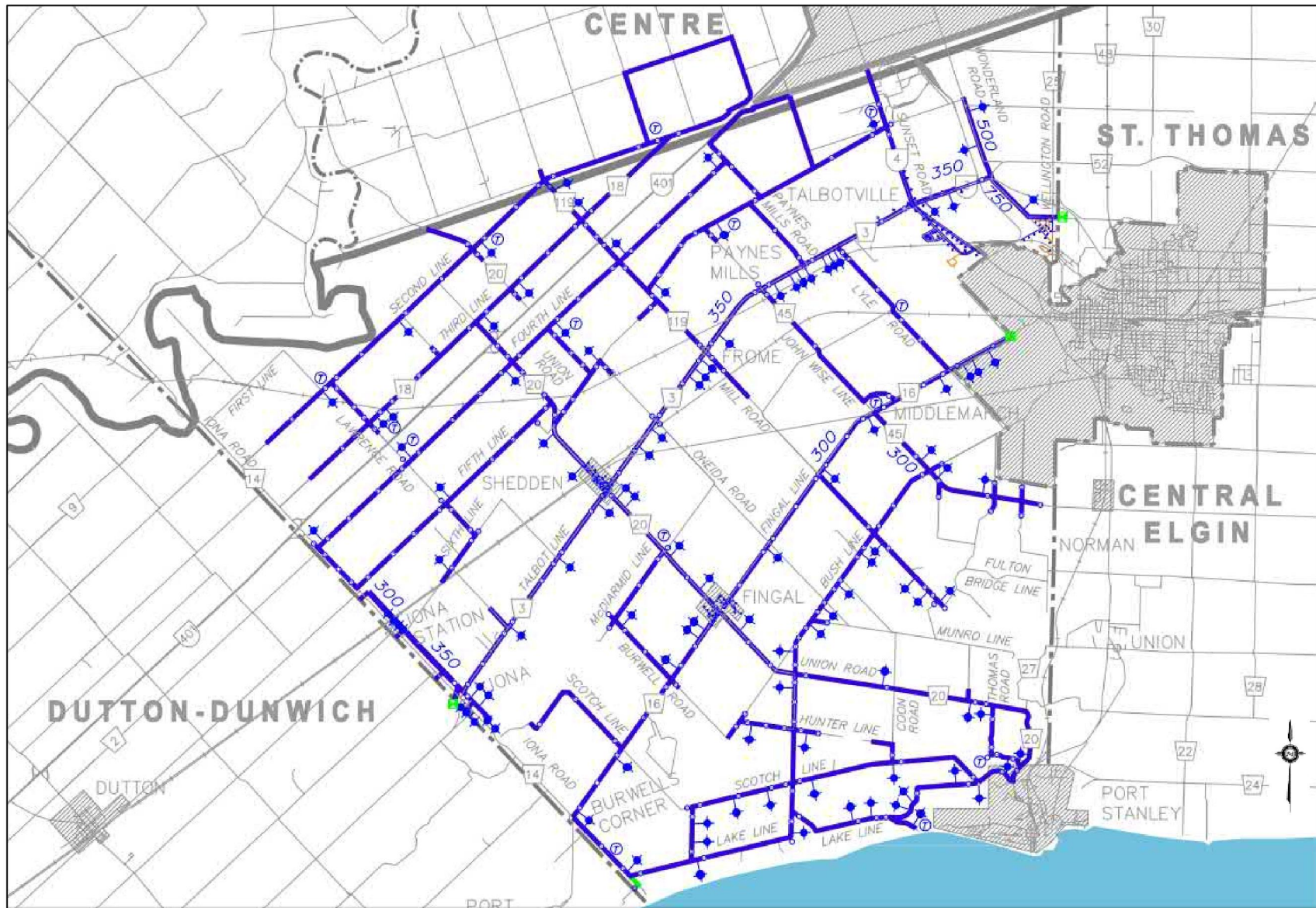


Figure 4-7: Map of the Full (Municipal Water and Wastewater – Orange) and Partial Services (Municipal Water – Blue) in the Township of Southwold

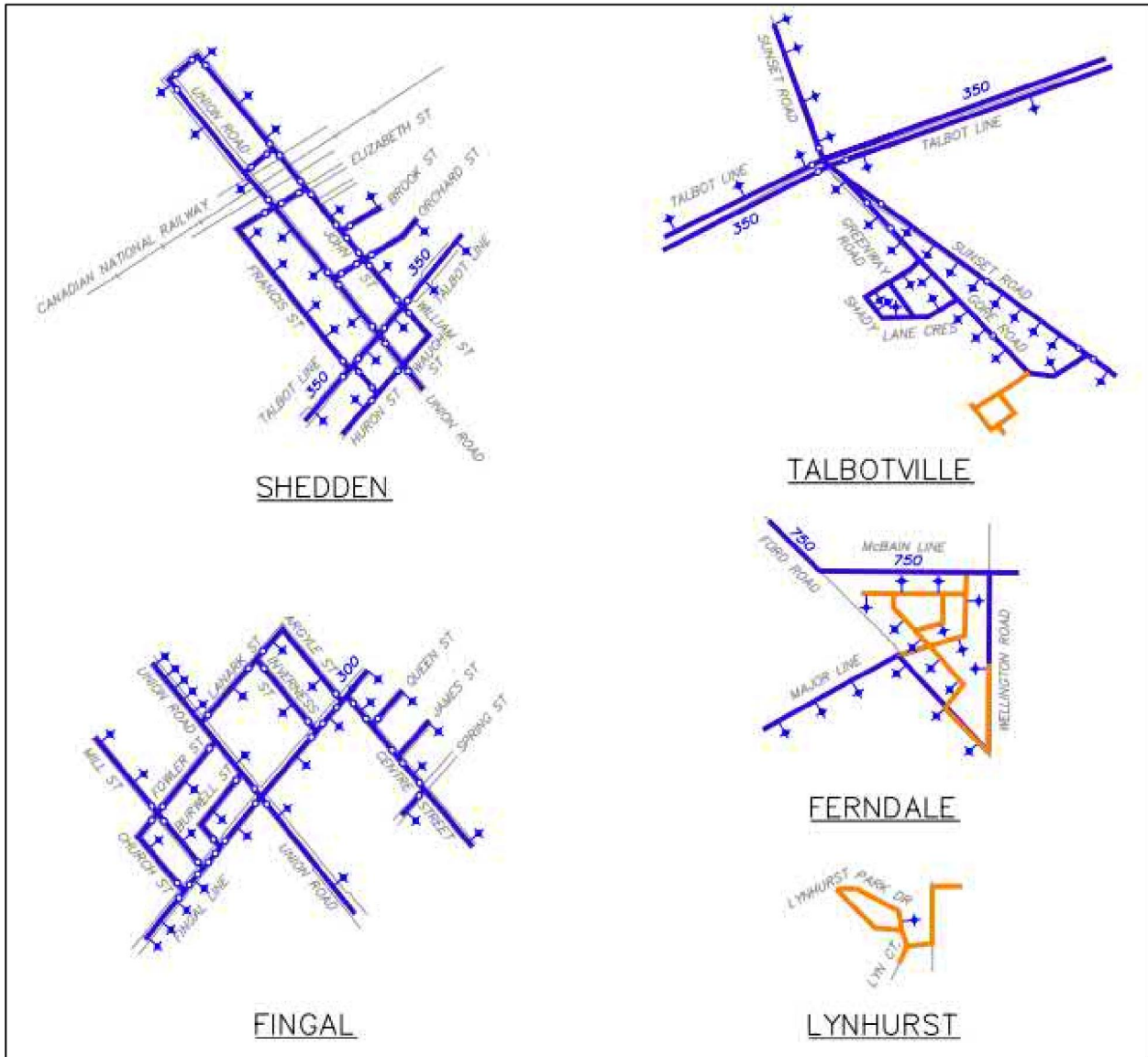


Figure 4-8: Map of the Full Servicing (Orange) and Partial Servicing (Blue) in Five of the Southwold Hamlets

Table 4-6: Summary of Municipal Water Servicing in Southwold

Talbotville	Drinking water treatment	Elgin Area Primary Water Supply System	Elgin Area Primary Water Supply System Board of Management (EAPWSS) (Southwold is one of seven board member municipalities)		Administrating municipality is City of London
	Drinking water	St. Thomas Area Secondary Water Supply System	Joint Board of Management (City of St. Thomas, the Municipality of Central Elgin and the Township of Southwold)		Administrating municipality is the City of St. Thomas
	Watermains	Southwold Distribution System	Township of Southwold	Municipality of Dutton-Dunwich	
Ferndale	Drinking water treatment	Elgin Area Primary Water Supply System	EAPWSS Board of Management		Administrating municipality is City of London
	Drinking water	St. Thomas Area Secondary Water Supply System	Joint Board of Management		Administrating municipality is the City of St. Thomas
	Watermains	Southwold Distribution System	Township of Southwold	Municipality of Dutton-Dunwich	
Lynhurst	Drinking water treatment	Elgin Area Primary Water Supply System	EAPWSS Board of Management		Administrating municipality is City of London
	Drinking water	St. Thomas Area Secondary Water Supply System	Joint Board of Management		Administrating municipality is the City of St. Thomas
	Watermains	Southwold Distribution System	Township of Southwold	City of St. Thomas	
Shedden, Fingal, and North Port Stanley	Drinking water treatment	Elgin Area Primary Water Supply System	EAPWSS Board of Management		Administrating municipality is City of London
	Drinking water	St. Thomas Area Secondary Water Supply System	Joint Board of Management		Administrating municipality is the City of St. Thomas
	Watermains	Southwold Distribution System	Township of Southwold	City of St. Thomas	

Table 4-7: Summary of Municipal Wastewater Servicing in Southwold

Hamlet Name	Service	Method	Owner	Operator	Notes
Talbotville	Wastewater treatment	Talbotville Wastewater Treatment Plant	Township of Southwold	Newterra	
	Sanitary sewer	Southwold Sanitary Collection System	Township of Southwold	Township of Southwold	
Ferndale	Wastewater treatment	St. Thomas Wastewater Treatment Plant	City of St. Thomas	City of St. Thomas	
	Wastewater	St. George Street Pumping Station and forcemain	Municipality of Elgin	City of St. Thomas	
	Sanitary sewer				
Lynhurst	Wastewater treatment	St. Thomas Wastewater Treatment Plant	City of St. Thomas	City of St. Thomas	
	Wastewater	St. George Street Pumping Station and forcemain	Municipality of Elgin	City of St. Thomas	Administrating municipality is City of London
	Sanitary sewer				Administrating municipality is the City of St. Thomas
Shedden, Fingal, and North Port Stanley	Private Systems	N/A	N/A	N/A	N/A

4.2.1.1 Capital Forecasting

The following capital projects are included in the capital budget forecast:

- Talbotville trunk sewer phase 2 – sewer portion (2019 budget)
 - This project will allow for future servicing in Talbotville;
- Southside Group development forcemain sewer and lift station (2019 budget)
 - This project will provide servicing for approximately 177 single detached residential dwelling units in Ferndale plus an additional 165 single detached dwellings and a further 225 (future development approvals)
- Talbotville trunk sewer phase 2 – water portion (2019 budget)
 - This project will be part of the reconstruction for the Talbotville Sanitary Trunk Sewer;
- Lyndale subdivision engineering (2019 budget)
 - Reconstruction of existing infrastructure, no additional capacity is anticipated based on this project;
- Talbot Meadow subdivision reconstruction – engineering & design of sewer (2020 budget)
 - Reconstruction of existing infrastructure, no additional capacity is anticipated based on this project;
- Talbot Meadow subdivision reconstruction – sewer (2021 budget)
 - Reconstruction of existing infrastructure, no additional capacity is anticipated based on this project;
- Lynhurst reconstruction – water (2021 budget)
 - Reconstruction of existing infrastructure, no additional capacity is anticipated based on this project; and,
- Talbot Meadow subdivision reconstruction - water (2021 budget)
 - Reconstruction of existing infrastructure, no additional capacity is anticipated based on this project.

4.2.1.2 Capacity

The shared structure of the water and wastewater services provided in Southwold are dictated by agreements to outline the capacity available to each of the member municipalities. This is especially pertinent to drinking water as all the hamlets are serviced by a single source, the EAPWSS. The EAPWSS does not allocate supply to the municipalities and has a capacity of 91 ML/day. The 2018 average day, treated water flow was ~50% of the total daily flow, and the 2018 maximum day, treated water flow was ~65% of the total daily flow.

The wastewater network capacity is split between a Southwold owned treatment, the Talbotville WWTP, and the St. Thomas Wastewater Treatment Plant. The Talbotville WWTP has an allowable capacity of 500 m³/day once fully built. With amendments to the ECA, the WWTP has the potential to expand to 1250-1750m³/day. The plant utilizes equalization tanks and currently had an average flow of 33 m³/day in 2018.

Ferndale and Lynhurst are both serviced by the St. Thomas Wastewater Treatment Plant via the St. George Street Pumping Station. An agreement from 1997 stated that WWTP will provide up to 1800

m³/d of sewage treatment for Southwold. The St. George Street Pumping Station and Street Sewer System which sets the sewer capacity and could not accommodate development in Ferndale in 2014. It is currently recommended that new development within Ferndale will connect to the Talbotville WWTP.

Shedden, Fingal, and North Port Stanley do not have access to municipal wastewater servicing and operate on private systems.

Southwold has accounted for future servicing in its budget forecast through the Talbotville trunk sewer phase 2 and the Southside Group developments. The latter of these projects will add capacity to the existing system with the infrastructure to support an additional development in Ferndale. The sewer portion of the Talbotville trunk sewer phase 2 will connect more units in the area to the WWTP. The remainder of the items listed in the budget are meant to update existing infrastructure in Lyndale and Talbot Meadow and not add capacity to the existing systems.

4.2.2 Stormwater

Stormwater management is provided in the Township through a variety of methods. These methods include but are not limited to municipal drains, storm sewers, ditches, culverts, and stormwater management facilities. As land is developed, the developer is responsible to ensure the appropriate stormwater management treatments are included in their development. The Talbotville Trunk Sewer project includes a portion for stormwater improvements.

4.2.3 Transportation

The different types of transportation networks within the Township include Provincial highways, MTO Right of Way, County roads, local roads and railways shown in **Figure 4-9**. Highway 401, Highway 3 and Highway 4 are Provincial Highways. Additionally, MTO is protecting land for a proposed provincial highway (Provincial Highway 3 New). These highways are the fastest routes that connect the Township to other regions across southern Ontario and beyond.

County roads allow for efficient movement of traffic between provincial freeways, highways and local roads. Development that would inhibit traffic movement along the County road system is discouraged by the Township of Southwold. In **Figure 4-9**, County Roads are shown as Major Arterial, Minor Arterial, Collector, Suburban Links and Local Roads. Zoning Bylaws will establish minimum setbacks for all road systems.

Major Arterial County Roads have strict access points. The difference between Major Arterial and Minor Arterial within the Township Official Plan is the minimum ride-of-way width (Major Arterials at 36.5 meters and Minor Arterial roads at 30 meters). In the instance that these roads pass through Hamlets on Settlement Areas, all development that happens in those areas are encouraged to face onto the Arterial Road. Other land uses that are considered to be appropriate include agricultural, industrial, commercial and open space. As growth happens within the Township, existing Arterial road intersections will be improved and new Arterial road intersections will be adequately spaced.

Collector Roads have a right-of-way minimum of 20 metres and a maximum of 30 metres, and are designed to minimize the infiltration of traffic traversing onto Local roads in residential neighbourhoods. To accomplish this, reverse frontages are used for residential lots that are adjacent to collector roads.

Suburban Links have a right of way range of a minimum of 20 metres and a maximum of 24.5 metres. They're generally short in length and have relatively high traffic volumes that lead to Port Stanley and St. Thomas and connect rural areas and settlement areas.










Local roads have a right of way minimum width of 15 metres and a maximum with of 20 metres. Local roads allow for movement between arterial and collector roads and provide access to bordering properties. These roads are made to carry low volumes of traffic. The minimum road allowance may be considered for new developments depending on the nature of the development that is being proposed. New roads are opened in the municipality unless there is clear public interest or an individual requests that a road be opened provided that they are paying for it or the individual enters a development agreement with the municipality and assures the road is up to the minimum municipal road standards.

The current planned road hierarchy described above should be sufficient to accommodate the level of growth anticipated in Southwold. No major changes or modification to (apart from new local roads, operational improvements, etc.) are expected.

TOWNSHIP OF SOUTHWOLD

Official Plan
Schedule 'C'
Transportation

July 26, 2013

-  PROVINCIAL HIGHWAY
-  MTO RIGHT OF WAY
-  MAJOR ARTERIAL (COUNTY ROAD)
-  MINOR ARTERIAL (COUNTY ROAD)
-  COLLECTOR (COUNTY ROAD)
-  LOCAL (COUNTY ROAD)
-  SUBURBAN LINK (COUNTY ROAD)
-  LOCAL ROAD
-  RAILWAYS

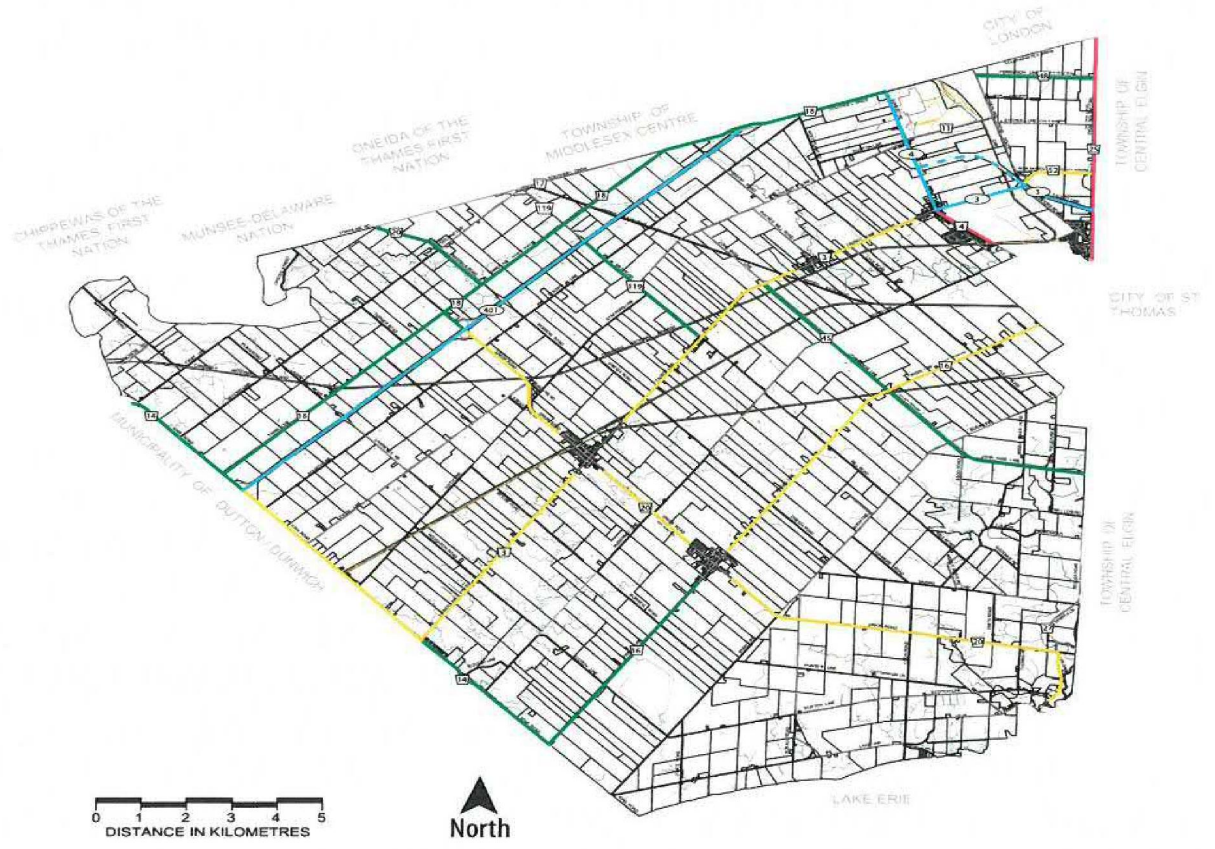


Figure 4-9: Provincial Transportation System in and Around Southwold



5 AGRICULTURE, NATURAL RESOURCES, AND HAZARDS

5.1 Agricultural System

Southwold's agricultural system is the single-largest land use, occupying the majority of lands within the Township. With the vast majority of lands located on prime agricultural lands, the system includes a diverse range of operations including oilseed and grain, soybean, mixed grains, mixed vegetable farming as well as beef and cattle ranching, dairy and milk production, hog and pig farming, horse raising, poultry and egg production. A review of OMFRA statistics for Southwold between 2006 and 2016 paint a picture of a relatively stable agricultural industry:

- A modest decline in the total number on farms (219 to 201 farms);
- Relatively little change in the amount of land farmed (55,491 acres in 2006, 55,315 acres in 2011, representing a change of -0.3%)¹⁹; and,
- An increase in total farm gross receipts (from \$55,977,539 in 2006 to \$94,179,154 in 2016, representing an increase of 68%) coupled within increases in operating expenses (70% increase between 2006 and 2011).

¹⁹ Excludes Christmas tree farms, wetlands and other lands on farm.

And while from a statistical perspective changes may appear to be modest, there are a number of emerging issues and opportunities which should be addressed through the OPR. The following subsection highlight the main issues.

5.1.1 On Farm Diversification

Municipalities across Ontario rely on the PPS and supporting guidelines prepared by the Province to help guide and direct their agricultural land use planning. In prime agricultural areas, permitted uses allowed under the PPS are: agricultural uses, agriculture-related uses, and on-farm diversified uses. Agricultural uses are agricultural and farming activities, agriculture-related uses are directly related to the farming operation, and on-farm diversified uses are uses that are secondary to the principal agricultural use of the property, and are limited in area. Accordingly, on-farm diversified uses are defined as "... 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, and uses that produce value-added agricultural products". The intent of the PPS is to preserve and support the agricultural sector by protecting prime agricultural lands for agricultural uses, while also recognizing that there are opportunities for a number of supportive and related activities which can help to support farmers.

The Province's guidelines entitled "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas provide criteria and examples for assessing and distinguishing between agricultural uses, agriculture-related uses and on-farm diversified uses. The criteria for determining an on-farm diversified use should consider:

- 1. Location on a farm:** The on-farm diversified use must be located on a property that is actively farmed.
- 2. Secondary to the principal agricultural uses of the property:** The term secondary means that the proposed on-farm diversified must be secondary to the principal agricultural use. To determine whether the proposed use is secondary or not, the impact can measured in terms of land area and temporal (e.g. limited to specific events or periods of time and not interfere with the primary agricultural operation).
- 3. Limited in area:** The amount of land for the on-farm diversified use should be limited in area and minimize the amount of land removed from agricultural production, as well as limit any off-site impacts. Some examples for policy guidance could include that the on-farm diversified use occupy no more than 2% of the property up to a maximum of 1 hectare, limitations on gross floor area for buildings.
- 4. Shall be compatible with and not hinder surrounding agricultural operations:** Uses that attract a large number of people onto the farm for non-farm events which have the potential to produce compatibility issues for surround farms, such as excessive noise or trespassing should be mitigated.
- 5. Includes but is not limited to home, occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products:** The examples provided in the PPS are for illustrative purposes and are not intended to limit opportunities for specific on-farm diversified

uses. Rather any determination of a proposed use would be based on the application of the criteria described in items 1-4.

Table 3.1 provides some examples for illustrative purposes. **Appendix B** provides a few examples of on-farm diversified use policies.

Type of Use	Agricultural Use	Agricultural-Related Use	On-Farm Diversified Use
Greenhouse	Yes For growing plants	Yes For retailing plants grown in the area	Yes For growing or retailing plants or a variety of non-plant items
Pick your own	Yes Includes harvesting of crops	Yes Could include retailing of farm products	Yes Could include retailing of products grown beyond the area or unrelated to agriculture as well as visitor amenities
Winery, cidery, meadery	No	Yes Fruit or honey used is primarily from farms in the area; could include tasting and retailing; appropriate servicing (water and wastewater) must be available	Yes No restriction on where fruit or honey is produced; may include other permitted uses (e.g., tasting and retailing); appropriate servicing (water and wastewater) must be available
Small-scale micro brewery, distillery	No	No Unless agricultural products from the area (e.g. grains) are the main input and appropriate servicing is available	Yes Appropriate servicing (water and wastewater) is available
Agri-tourism venture (e.g., bed and breakfasts, playgrounds, hayrides, corn mazes, haunted barns)	No	No	Yes Area size limits, building code and servicing may restrict nature of the proposed use
Landscaping Business	No	No	Yes
Machine Repair Shop	Yes For own use	Yes Must support agriculture in the area	Yes All types that appropriate in prime agricultural areas
Veterinary Clinic	No	No	Yes Mixed or small animal clinic



There is an opportunity for Southwold's Official Plan to provide a clear and robust policy framework for on-farm diversified uses, leveraging the Province's guidelines and other best practices.

5.1.2 Land Use Compatibility between Agricultural Lands and Settlement Areas

The current Official Plan includes some basic policies for separating and also screening/buffering between incompatible land uses. It outlines the separation requirements for certain types of agricultural uses, such as livestock facilities (MDS) and also for sensitive land uses such as Sewage Treatment Facilities. However, the current Official Plan does not include guidance for how to minimize the potential for conflict between existing, legal agricultural uses and new residential development which occurs within settlement areas. A wide range of issues can emerge where proper edge planning is not undertaken, as farmers can experience trespass and property damage, crop damage, litter, drainage/stormwater impacts and may also be on the receiving end of nuisance complaints related to normal farm practices. At the same time, property owners in settlement areas may experience odour, dust, noise and other impacts from adjacent farm operations. As the Township's settlement areas are expected to see continued growth over time there is an opportunity to explore policies which minimize the potential for land use compatibility issues to emerge between agricultural and residential uses in edge areas. Some of the best practices include:

- Creating natural buffers/ transition areas along the edges of settlement areas, allowing for more natural progression/change in landscapes (e.g. dedicate up to 25% of residential site as a natural buffer and/or 15 metre vegetative buffer along the edge, 30 metre building setbacks, etc.)
- Avoid locating certain forms of development along edge (e.g. large lots, road stubs, etc.)



- Ensure that through the development approvals process, stormwater run-off is managed on site
- Direct urban traffic away from farms
- Include encroachment regulations in property standards by-law to guide enforcement²⁰

5.1.3 Emergence of Cannabis Industry

The cannabis industry has seen rapid growth since Bill C-45, the Cannabis Act, came into effect in October 2018. In Ontario, growing cannabis can be subject to zoning by-law regulations which are used as a tool to address any impacts related to the operation. Producing cannabis on a commercial level has similarities to intensive forms of agricultural production, requiring access to water for irrigation,

²⁰ See “Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges”, Ministry of Agriculture, British Columbia.

electricity for lighting and energy for heating. Cannabis production can also have odour impacts and a need for security.

In January 2019 Council directed staff to bring forward a Zoning By-law Amendment for cannabis. Specifically, the Amendment includes revisions to permit the use in certain zones, including cannabis cultivation in Agricultural Zones and commercial cannabis processing in Commercial Industrial Zones. The Township's current Official Plan is silent on cannabis production and there is an opportunity for the OPR to provide policy guidance and ensure alignment with the latest Zoning. The OPR may also consider supportive policy directions to ensure that future development addresses:

- Proximity to sensitive uses (e.g. settlement areas, schools, etc.)
- Mitigation measures to reduce/minimize odour impacts
- Access to water, hydro and other supporting infrastructure
- Site access, safety and security
- Visual impacts
- Form and scale considerations (indoor/outdoor)
- Traffic impacts

5.2 Climate Change

As noted earlier in Section 2, the PPS requires municipalities to include policies in Official Plans which address climate change. Increasing global surface temperatures, melting glaciers and rising sea levels are examples of global climate change impacts resulting from greenhouse gas emissions from human activities. In southern Ontario, climate change impacts are felt at local level in form of:

- More extreme/variable local weather events, such as heavy rains and prolonged droughts
- Degraded ecosystems, wildlife and their habitats
- Increased costs associated for industries impacted by weather events, such as agriculture and tourism industries
- Public health risks resulting from flooding, heat-waves and insect-borne diseases
- Potential for increased damage to public infrastructure (i.e. roads, bridges, etc.)

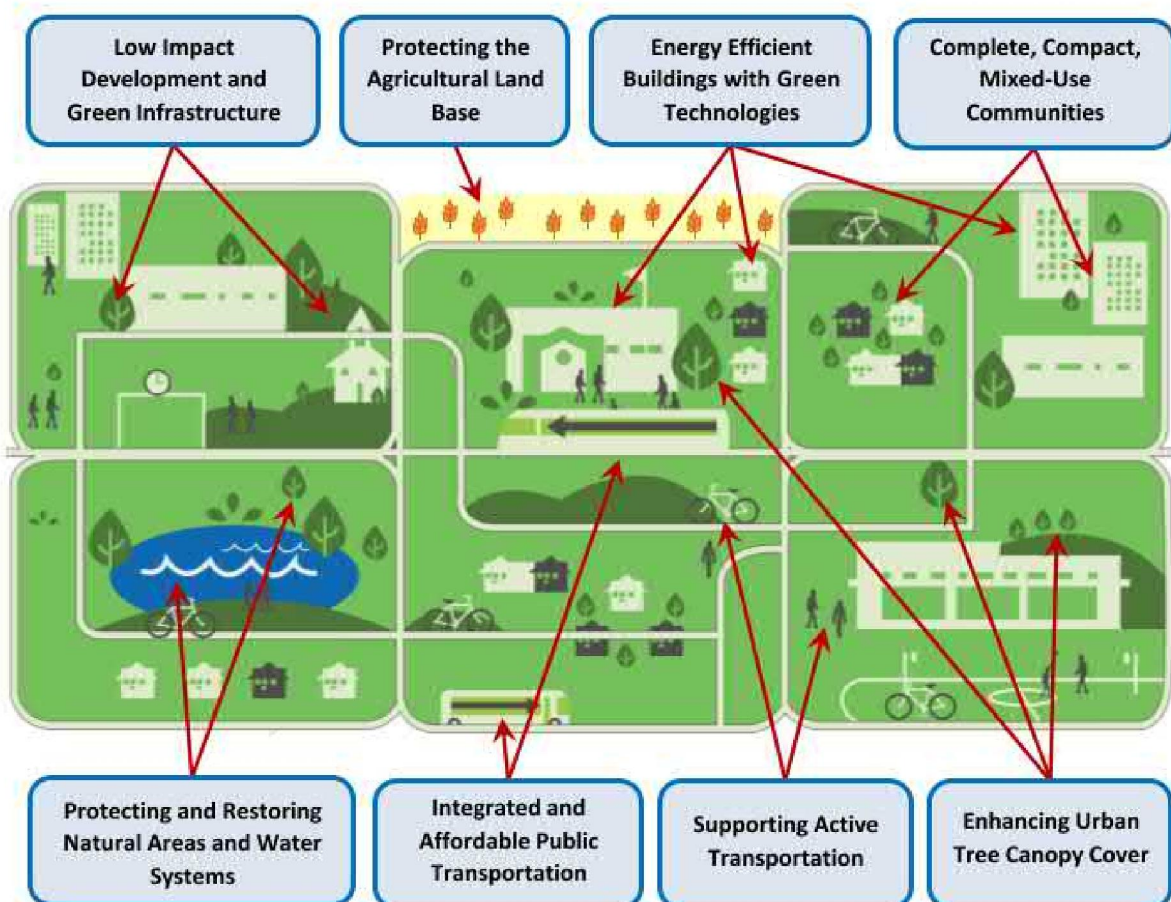
From a policy perspective, there is an opportunity for Southwold's OPR to consider a range of opportunities to mitigate and adapt to the effects of climate change, such as:

- Focusing growth within established settlement areas and promoting compact, complete mixed use communities;
- Promotion of green infrastructure, such as grassy swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to grassy swales and rain gardens; permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and water and energy conserving 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; and,
- Promoting active transportation networks.

Figure 5.1 on the following page provides illustration of how these concepts apply at the municipal scale. It is important to note that a number of the elements presented above and on Figure 5.1 dovetail with established Provincial policies in the PPS.

Figure 5.1: Climate Change Opportunities in the Context of Land Use Planning



Source: Climate Brief Land Use Planning, Canadian Institute of Planners

5.3 Natural Heritage System

The current Official Plan’s natural heritage system is comprised of a series of features, including Provincially Significant Wetlands, Significant Habitat of Endangered and Threatened Species, Areas of Natural and Scientific Interest, Great Lakes Shoreline, Significant Woodland (woodlands greater than 4 hectares), Valleylands, Locally Significant Wetlands, Significant Wildlife Habitat, Nature Reserves and Fish Habitat. Some of the key features natural features in Southwold include:



- Port Stanley Till, Area of Natural and Scientific Interest;
- McGoogans Swamp, Provincially Significant Wetland;
- Southwold Woods Swamp, Provincially Significant Wetland;
- South Iona Road Wetland Complex, Provincially Significant Wetland;
- 4th and 6th Line Vachon Swamp Headwaters Complex, Provincially Significant Wetland;
- Fingal Wildlife Management Area;
- A number of important watercourses and valley land systems including Dodd Creek and Kettle Creek; and,
- A number of significant woodland greater than 4 hectares.

The current Natural Heritage System does not include any linkages or connections between the various natural features, which represents the only major policy gap within the Township's system. However, as noted in Section 2, the Townships Natural Heritage System mapping is based on the County of Elgin's Official Plan mapping. It is understood that the County will be updating its natural heritage system mapping and accordingly, for the scope of this OPR the expectation is that no major changes are

anticipated to the current natural heritage system mapping (as the appropriate time to update the natural heritage system mapping would occur when the County concludes its study)²¹.

5.4 Mineral Aggregate Resources and Petroleum Resources

Mineral Aggregate Resource Areas are defined as “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, granite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act”. Mineral Aggregate Resources are considered to be a matter of Provincial interest and are to be protected for long term use.

The current Official Plan includes a brief section on mineral extraction (2.7.1) and notes that there is no mapping available for aggregate resource areas in the Township of Southwold. A review of the County’s Official Plan and ARIP papers also reveals a similar gap. A review of MNR’s on-line mapping tool for active, licensed pits and quarries shows that there are no licensed pits or quarries located within the Township’s municipal boundary. The fact that there is no mapping or licensed pits and quarries within the Township does not necessarily imply that there couldn’t be an application in the future for a mineral aggregate operation. Accordingly, elements of the existing policy framework should be revised as part of this OPR process to ensure alignment with the Provincial Policy Statement and County Official Plan. There are no significant policy gaps to address; however, several opportunities for improving the policies are noted in Appendix A.

There are no mapped petroleum resource areas in the Township of Southwold.

²¹ Although in the event that updated County mapping is available during the OPR timeline, then it could be incorporated in the OPR.



5.5 Natural Hazards

The PPS directs development away from hazardous lands. Hazardous lands are property or lands that could be unsafe for development due to naturally occurring processes. In the context of Southwold, this would include flooding hazards, erosion hazards or dynamic beach hazard limits along the shorelines of Lake Erie. Along river and streams this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

The Township's Natural Hazards policies are outlined in Policy 2.3 and are illustrated on Schedule B-1 (noted in Section 2). There is an opportunity to provide more detailed mapping and policy guidance for the various natural hazards. For example, Schedule B-1 shows the entire overlay area as one feature and it may be useful to include an additional map illustrating the various hazards which comprise the overall overlay (e.g. flooding, erosion, dynamic beach hazard, etc.). While development along the shoreline, as well as within any natural hazards are subject to conservation authority approval, there may also be opportunities to strengthen shoreline development policies along Lake Erie, where parts of the shoreline has been subject to erosion in recent year. The Elgin County Shoreline Management Plan prepared in 2015 provides updated hazard mapping that should be included in the OPR.

Finally, the current Official Plan is silent on climate change in relation to the increase in risk associated with natural hazards. There is an opportunity to expand the policy framework and underscore the importance of climate change and the risks associated with natural hazards.



6 POLICY DIRECTIONS

The following section highlights the main policy directions for the Township's OPR, providing a concise summary of the issues and opportunities explored in the previous chapters.

Policy Alignment

- There are a number of opportunities to improve alignment of the current Official Plan policies with the Provincial Policy Statement and the County Official Plan. There are no significant gaps which contravene/oppose a particular matter of provincial interest, however since the Plan is based on the 2005 PPS there are a number of areas where increased clarity can help to improve alignment. The detailed policy audit table in Appendix A

Population and Employment Growth

- The Township's population is forecast to increase from approximately 4,450 in 2016 to 5,100 by 2041, representing a population increase of 0.6% annually over the 25-year period;²²
- In contrast to historical population trends over the past 15 years, the Township's population is expected to increase between 2016 and 2041 driven by net in-migration and steady new housing construction projected across the Township's urban settlement areas; and,

²² Excluding a Census undercount. The net Census undercount represents the net number of persons missed during Census enumeration.

- While the Township is projected to experience population increase between 2016 and 2041, the rate of long-term population change for Southwold is not anticipated to be linear. Growth in the latter half of the forecast period will begin to slow due to the aging of the Township’s population base. As the Township’s population continues to age, population growth associated with natural increase (births less deaths) is expected to become increasingly negative, placing downward pressure on the Township’s future population growth potential.
- By 2041 the Township’s permanent housing base is forecast to increase to 2,200 households, from 1,625 in 2016 (representing an increase of 575 new households). This represents a rate of forecast housing growth that is significantly above the historical 25-year average.

Figure 6-1: The Township of Southwold’s Population Growth Forecast, 2001 to 2041²³

Year		Population (Including Census Undercount)	Population (Excluding Census Undercount)
Historical	Mid-2001	4,660	4,490
	Mid-2006	4,900	4,720
	Mid-2011	4,620	4,500
	Mid-2016	4,570	4,450
Forecast	Mid-2021	4,780	4,650
	Mid-2026	4,950	4,820
	Mid-2031	5,080	4,950
	Mid-2036	5,180	5,040
	Mid-2041	5,250	5,120
Incremental	Mid-2001 to Mid-2006	240	230
	Mid-2006 to Mid-2011	-280	-220
	Mid-2011 to Mid-2016	-50	-50
	Mid-2016 to Mid-2021	210	200
	Mid-2016 to Mid-2026	380	370
	Mid-2016 to Mid-2031	510	500
	Mid-2016 to Mid-2041	680	670

Source: Data from 2001 to 2016 from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

- Between the 2016 to 2021 period the Township is expected to add approximately 250 new jobs. As previously discussed, the majority of new job growth is anticipated to be generated in population-related employment sectors. This includes sectors associated with work at home occupations as well as employees who have no fixed place of work (N.F.P.O.W). As such, the

²³ Census undercount estimated at approximately 2.7%. The net Census undercount represents the net number of persons missed during Census enumeration. Note that the undercount does vary in each Census period.

Township's employment based is projected to continue to gradually shift towards the service sector. The rate of employment growth within the Township is anticipated to gradually diminish during the latter portion of the forecast period, largely a result of the aging of the population and labour force.

Growth Management

- From a conformity perspective, there is an opportunity to harmonize the settlement area hierarchy, as the County's Official Plan identifies Talbotville as a Tier 2 Settlement Area (with Ferndale identified as Tier 1 Settlement Areas). Recent infrastructure development and housing trends suggest Talbotville (including Lynhurst and Ferndale) collectively represent a Tier 1 Settlement Area.
- The total estimated supply of residential units translates into a significant amount of residential supply, particularly in the context of the estimated 25 year demand of 575 residential units. The OPR will need to examine whether or not it is appropriate to rationalize the amount of designated lands within all of the settlement areas. A similar situation exists for the Township's employment lands, where a significant supply exists.
- There is an opportunity for the Official Plan to provide more clear policy direction on where growth should be concentrated over the planning horizon. Given the fact that full municipal services are available within Talbotville and the majority of development approvals have occurred in this location, it may be logical for the Township to concentrate the majority of its future infrastructure investments in Talbotville.
- There is also an opportunity for the OPR to identify more clear boundaries for the Hamlet areas, which at present are difficult to interpret.
- There is an opportunity for the OPR to consider opportunities for additional general commercial lands to better serve the Township's growing population.

Agriculture

- There is an opportunity for Southwold's Official Plan to provide a clear and robust policy framework for on-farm diversified uses, leveraging the Province's guidelines and other best practices.
- As the Township's settlement areas are expected to see continued growth over time there is an opportunity to explore policies which minimize the potential for land use compatibility issues to emerge between agricultural and residential uses in edge areas. The Official Plan should include policy guidance for new development which proactively manages the "rural-urban" interface.
- The cannabis industry has seen rapid growth since Bill C-45, the Cannabis Act, came into effect in October 2018. The Township's current Official Plan is silent on cannabis production and there is an opportunity for the OPR to provide policy guidance for zoning.

Climate Change

- From a policy perspective, there is an opportunity for Southwold's OPR to consider a range of opportunities to mitigate and adapt to the effects of climate change, such as:
 - Focusing growth within established settlement areas and promoting compact, complete mixed use communities;
 - Promotion of green infrastructure, such as grassy swales and rain gardens to promote infiltration; roadside curb cuts to direct runoff to grassy swales and rain gardens; permeable pavement and green roofs to reduce runoff; rock pits, catch basins, and detention ponds to reduce peak runoff flows; and water and energy conserving 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; and,
 - Promoting active transportation networks.

Natural Heritage System

- The current Natural Heritage System does not include any linkages or connections between the various natural features, which represents the only major policy gap within the Township's system.
- However, as noted in Section 2, the Townships Natural Heritage System mapping is based on the County of Elgin's Official Plan mapping. It is understood that the County will be updating its natural heritage system mapping and accordingly, for the scope of this OPR the expectation is that no major changes are anticipated to the current natural heritage system mapping (as the appropriate time to update the natural heritage system mapping would occur when the County concludes its study)²⁴.

Mineral Aggregate Resources and Petroleum Resources

- There are no licensed pits or quarries located within the Township's municipal boundary. The fact that there is no mapping or licensed pits and quarries within the Township does not necessarily imply that there couldn't be an application in the future for a mineral aggregate operation. Accordingly, elements of the existing policy framework should be revised as part of this OPR process to ensure alignment with the Provincial Policy Statement and County Official Plan.
- There are no mapped petroleum resource areas in the Township of Southwold and no major policy changes are anticipated.

Natural Hazards

²⁴ Although in the event that updated County mapping is available during the OPR timeline, then it could be incorporated in the OPR.

- There is an opportunity to provide more detailed mapping and policy guidance for the various natural hazards. The existing Schedule B-1 shows the entire overlay area as one feature and it may be useful to include an additional map illustrating the various hazards which comprise the overall overlay (e.g. flooding, erosion, dynamic beach hazard, etc.).
- There may also be opportunities to strengthen shoreline development policies along Lake Erie, where parts of the shoreline has been subject to erosion.
- Additionally, the current Official Plan does not address the potential impacts of climate change in relation to the increase in risk associated with natural hazards. There is an opportunity to expand the policy framework and underscore the importance of climate change and the risks associated with natural hazards.

APPENDIX A: PROVINCIAL POLICY STATEMENT POLICY AUDIT

**Township of Southwold
Official Plan Review**

Appendix A: Policy Audit

POLICY AUDIT PURPOSE

The purpose of the following table is to provide an initial assessment of how well the current Township of Southwold Official Plan aligns with the Provincial Policy Statement (2014). The audit table provides a line-by-line analysis of the PPS and identifies policies which are well aligned with the PPS and also policies which will need to be reviewed and updated as part of the Official Plan Review (OPR) process. The audit is not intended to be an exhaustive review of the Official Plan, rather it is intended to provide a rough roadmap for ensuring alignment with Provincial priorities. The audit does not speak to local priorities which will also shape the content of the OPR process.

The key findings of the audit will be summarized in the Phase 1 Directions Report, which will further detail the main areas of focus for the OPR – including both Provincial and local priorities.

DOCUMENT NOTES

The audit table is based on the 2014 PPS and the 2013 version of the Township Official Plan. It should be noted that the current Official Plan does not include a section on definition and the expectation is that the updated Official Plan should include a comprehensive list of definitions.

PPS PROVINCIAL REVIEW

At the time of drafting of the audit table the Province of Ontario was in the process of reviewing the 2014 PPS. The expectation is that at some point this year the Province will release an updated version of the 2014 PPS. The implications of any future Provincial policy changes can be assessed when they are made available.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
1.0	Building Strong Communities		
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;</p> <p>g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and</p> <p>h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</p>	<ul style="list-style-type: none"> Policy 1.6 (Goals) of the OP identifies goals for: <ul style="list-style-type: none"> efficient development and land use patterns; environmentally sound development and reduction of risk to public safety; settlement areas as the areas designated for urban development while “discouraging urban uses in the agricultural areas”; cost-effective development and land use patterns to minimize servicing costs; The OP allows for a range of uses as evidenced by the land use designations in Policy 4.0 (Land Use). The OP prioritizes “strong and healthy communities” in Policy 3.0 (Community Development). The OP partially addresses accessibility requirements under the Ontarians with Disabilities Act in Policy 3.3 (Amenity and Design). The OP partially addresses infrastructure systems to service existing and future employment requirements in Policy 3.1 (Economic Development). Section 5.0 of the OP addresses infrastructure and utilities. 	<ul style="list-style-type: none"> The OP generally addresses most of the goals identified in the PPS. There are no major gaps, however, some consideration for additional policies for the intensification, prevention and removal of land use barriers for people with disabilities and seniors; public service facilities with regards meeting current and projected needs; and conservation of biodiversity and climate change.
1.1.2	<p>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 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 20-year time horizon.</p>	<ul style="list-style-type: none"> The OP allows for a range of uses as evidenced by the land use designations in Policy 4.0 (Land Use) to meet the needs for a time horizon of 20 years (Policy 1.4, Planning Period). The OP identifies settlement areas as designated lands for development (Policy 4.0, Land Use), intensification (Policy 3.7, Housing) and redevelopment of vacant industrial Lands (Policy 3.1, Economic Development). 	<ul style="list-style-type: none"> There is opportunity for the OP to include a more robust and detailed policy for intensification.
1.1.3	Settlement Areas		
1.1.3.1	<p>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	<ul style="list-style-type: none"> The OP identifies goals of strengthening settlement areas to provide services and amenities for residents, as well as revitalize public areas (Policy 1.6, Goals), directs growth to settlement areas (Policy 1.7, Growth Strategy), and encourages the rehabilitation of older residential neighbourhoods and redevelopment of commercial and industrial areas (Policy 3.6, Community Development). 	<ul style="list-style-type: none"> No major gaps (if Growth Strategy changes, policies could be revised).
1.1.3.2	<p>Land use patterns within settlement areas shall be based on:</p> <p>a) densities and a mix of land uses which:</p> <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 	<ul style="list-style-type: none"> The OP identifies goals for efficient land use patterns in an effort to reduce land consumption, servicing costs and the encouragement of intensification (Policy 1.6, Goals), and that servicing for new development must be justified to Council (Policy 1.7, Growth Strategy). The OP also encourages the efficient use of commercial and industrial spaces (Policy 3.1, Economic Development), energy conservation in the design of 	<ul style="list-style-type: none"> No major gaps in the OP. Some consideration for additional policies includes energy efficiencies, climate change, active transportation, and the inclusion of rail in freight-supportive land uses.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	<p>3. minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>4. support active transportation;</p> <p>5. are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>6. are freight-supportive; and</p> <p>b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	<p>new development (Policy 3.5, Energy Conservation), and protection of residential and sensitive land uses from “undesirable air quality” (Policy 5.9.4, Land Use Compatibility).</p> <ul style="list-style-type: none"> Active transportation is partially addressed through the encouragement of walkable streets (Policy 3.5, Energy Conservation) and the “development of bicycle and pedestrian options” (Policy 3.8, Facilities and Services). The OP identifies that industrial areas are to have access to major transportation routes (Policy 3.1, Economic Development) and directs truck traffic to arterial roads (Policy 5.1.2, Arterial Roads). Transit-supportive development is not applicable to Southwold. 	
1.1.3.3	<p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> <p>Intensification and redevelopment shall be directed in accordance with the policies of Policy 2: Wise Use and Management of Resources and Policy 3: Protecting Public Health and Safety.</p>	<ul style="list-style-type: none"> The OP encourages the redevelopment of vacant industrial sites, ensuring that the appropriate amount of commercial and industrial land is available to meet the projected need, and that infrastructure will service existing and future employment needs (Policy 3.1, Economic Development). It also indicates the intent of the Township to upgrade and improve municipal infrastructure when deemed deficient (Policy 3.6, Community Improvement). 	<ul style="list-style-type: none"> There is opportunity for further policy direction on the shape and form of intensification, as well as an opportunity to promote some limited brownfield redevelopment.
1.1.3.4	<p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<ul style="list-style-type: none"> The OP promotes efficient and compact land use patterns which minimize land consumption (Policy 1.7, Growth Strategy), directs development away from hazard lands for public health and safety (Policy 2.3, Hazard Lands), and residential intensification and redevelopment (Policy 3.7, Housing). 	<ul style="list-style-type: none"> See above.
1.1.3.5	<p>Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas</p>	<ul style="list-style-type: none"> Policy 3.7 (Housing) of the OP identifies a 15% target for intensification and redevelopment in built-up areas. 	<ul style="list-style-type: none"> No major gaps. There is opportunity to review the target identified in the OP through the OP review process.
1.1.3.6	<p>New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<ul style="list-style-type: none"> The OP identifies that areas of new Greenfield development are to take the form of extensions to the existing built-up area; encourages infill development, redevelopment of obsolete land uses; and intensification, ensuring efficient servicing and infrastructure, while increased densities may be considered when deemed compatible with surrounding land uses (Policy 4.3.1, Residential). “Minor extensions and rounding out” is to occur adjacent to existing development and utilize existing infrastructure (Policy 4.2, Hamlets). 	<ul style="list-style-type: none"> There is opportunity for additional guidance on the “mix of uses” and mix of densities” requirements for new development in greenfield areas.
1.1.3.7	<p>Planning authorities shall establish and implement phasing policies to ensure:</p> <p>a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and</p> <p>b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</p>	<ul style="list-style-type: none"> The OP prioritizes growth to the settlement areas where the greatest servicing, urban uses, and employment opportunities exist, minimizing impacts to agricultural areas (Policy 1.7, Growth Strategy). The OP also identifies that phasing is to occur for residential intensification in areas of existing development with sufficient servicing, new development upon the availability of servicing infrastructure, redevelopment to increase residential densities and remove obsolete uses (Policy 4.3.1, Residential). 	<ul style="list-style-type: none"> As a result of on-going servicing studies there is an opportunity for the OP to include a more robust and directive policy on development phasing. Ideally, the policy framework would identify the priority areas for development over the 20 year planning horizon. This content could build upon an updated growth strategy for the Township.
1.1.3.8	<p>A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <p>a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p> <p>b) the infrastructure and public service facilities which are planned or available are suitable</p>	<ul style="list-style-type: none"> Policy 6.1 (Official Plan Review and Amendments) of the OP identifies the opportunity for Settlement Area Boundary Expansions to occur during a Municipal Comprehensive Review. It also outlines that the expansion must demonstrate that the land is required to meet projected needs of the Township over the planning horizon, and that other options (such as intensification and redevelopment) have been exhausted; municipal services (sanitary sewage, roads, stormwater management facilities, and public 	<ul style="list-style-type: none"> No major gaps. There is an opportunity to integrate discussion on development with the Settlement Boundary Expansion requirements (as outlined in the second bullet to the left).

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	<p>for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</p> <p>c) in prime agricultural areas: 1. The lands do not comprise specialty crop areas; 2. Alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p> <p>d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</p> <p>e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</p> <p>In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Policy 2: Wise Use and Management of Resources and Policy 3: Protecting Public Health and Safety.</p>	<p>services) accommodate proposed growth; lands do not include specialty crop areas, and all other lower priority alternative agricultural lands have been examined; and that the minimum distance separation as identified by the Province has been satisfied.</p> <ul style="list-style-type: none"> • The following policies do not specifically address Settlement Boundary Expansion Areas, but do identify policies specific to development: <ul style="list-style-type: none"> ○ Policy 4.1 (Agricultural) identifies that development proposals at the boundaries of agricultural lands must include design measures to mitigate impacts on adjacent agricultural operations. ○ Policy 4.3.1 (Residential) indicates that development may proceed if it does not impose financial burdens on the Township or taxpayers; provides infrastructure (services, roads and community facilities) that economically feasible and can accommodate the projected growth; and protects the aesthetic and environmental quality of Kettle Creek. ○ Policy 2.3 (Hazard Lands) indicates that development is to occur away from natural hazards in an effort to protect public health and safety. 	
1.1.4	Rural Areas in Municipalities		
1.1.4.1	<p>Healthy, integrated and viable rural areas should be supported by:</p> <p>a) building upon rural character, and leveraging rural amenities and assets;</p> <p>b) promoting regeneration, including the redevelopment of brownfield sites;</p> <p>c) accommodating an appropriate range and mix of housing in rural settlement areas;</p> <p>d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;</p> <p>e) using rural infrastructure and public service facilities efficiently;</p> <p>f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;</p> <p>g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</p> <p>h) conserving biodiversity and considering the ecological benefits provided by nature; and</p> <p>i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.</p>	<ul style="list-style-type: none"> • The OP addresses agricultural policies in Policy 4.1 (Agricultural) outlining that rural areas should preserve rural character, provide a diverse range of housing stock (new and existing single detached and temporary residences), reuse existing non-agricultural buildings, promote a diversified economic base through a variety of primary and secondary permitted uses, and does not negatively impact natural heritage features specific to Agricultural Related Commercial and Industrial Uses. 	<ul style="list-style-type: none"> • There is an opportunity to identify the Township’s overall structure and organization (e.g. Township is comprised of mostly rural areas whose predominant use includes agricultural areas. The Township includes a hierarchy of settlement areas, etc.) • There is opportunity for the OP to strengthen policies on the redevelopment of existing housing stock and the leveraging of rural amenities and assets. • The OP does not directly address rural regeneration or the redevelopment of brownfield sites. • Further discussion warranted on policies specific to rural lands versus agricultural, and the conservation of biodiversity and consideration of ecological benefits from nature specific to rural lands.
1.1.4.2	<p>In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p>	<ul style="list-style-type: none"> • Policy 1.7 of the OP partially addresses the PPS as it states that Settlement Areas are to have the greatest number of urban uses and that they will be the focus of growth for the Township. 	<ul style="list-style-type: none"> • OP should make reference to regeneration and opportunities for intensification within Settlement Areas.
1.1.4.3	<p>When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.</p>	<ul style="list-style-type: none"> • OP partially addresses the PPS as Policy 1.6 (Goals) states that one of the goals of the OP is “to create attractive, functional and livable settlement areas that reflect the character of the Township. 	<ul style="list-style-type: none"> • OP Policy 1.7 should also make reference to rural characteristics, the scale of development and the appropriate level of services for Southwold’s settlement areas and hamlets.
1.1.4.4	<p>Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.</p>	<ul style="list-style-type: none"> • See item below. 	<ul style="list-style-type: none"> • See item below.
1.1.5.1	<p>When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<ul style="list-style-type: none"> • See item below. 	<ul style="list-style-type: none"> • See item below.
1.1.5.2	<p>On rural lands located in municipalities, permitted uses are:</p>	<ul style="list-style-type: none"> • OP does not identify specific “rural lands”. OP includes lands designated for 	<ul style="list-style-type: none"> • Further discussion required to determine whether the overall approach

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) limited residential development; d) home occupations and home industries; e) cemeteries; and f) other rural land uses.	Highway Service Commercial Centre outside of Shedden. <ul style="list-style-type: none"> OP designates most of the Township as Agricultural lands and includes a number of rural land uses (e.g. cemeteries, resource-based recreational activities, home occupations, etc.) 	to rural land (rolled up into the agricultural designation) may still be permitted.
1.1.5	Rural Lands in Municipalities		
1.1.5.3	Recreational, tourism and other economic opportunities should be promoted.	<ul style="list-style-type: none"> Tourism, recreation and diversified economic are identified as priorities in Policy 1.6 (Goals) and Policy 3.0 (Community Development). 	<ul style="list-style-type: none"> No major gaps.
1.1.5.4	Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.	<ul style="list-style-type: none"> The OP addresses Agricultural lands in Policy 4.1. 	<ul style="list-style-type: none"> The OP should address specific policies regarding rural land use compatibility and promotion of rural service levels.
1.1.5.5	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.	<ul style="list-style-type: none"> The OP promotes efficient and economic infrastructure development and improvement, and requires justification for development that does not meet the needs of available, alternate, or interim services is required by Council (Policy. (Policy 1.7, Growth Strategy). It also identifies the need for density of development that is in line with the capacity of the municipal infrastructure (Policy 4.3.1, Residential). 	<ul style="list-style-type: none"> No major gaps.
1.1.5.6	Opportunities should be retained to locate new or expanding land uses that require separation from other uses.	<ul style="list-style-type: none"> The OP identifies opportunities for buffering and/or screening between land uses, including separation of uses (Policy 3.3, Amenity and Design). It outlines the separation requirements for new or expanding agricultural uses, such as livestock facilities (Policy 4.1, Agricultural); residential dwellings (Policy 4.3, Settlement Area); and sensitive land uses, such as Sewage Treatment Facilities (Policy 5.9.2). 	<ul style="list-style-type: none"> No major gaps. Further discussion could be considered to expand the types of land uses that may require separation.
1.1.5.7	Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.	<ul style="list-style-type: none"> The OP addresses traditional and diversified agricultural land uses, the promotion of resource-related uses and non-agricultural-related development in Policy 4.1 (Agricultural). 	<ul style="list-style-type: none"> No major gaps.
1.1.5.8	Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> See above.
1.1.5.9	New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> No major gaps.
1.1.6	Territory without Municipal Organization		
1.1.6.1	On rural lands located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).	<ul style="list-style-type: none"> Not applicable. 	
1.1.6.2	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.		
1.1.6.3	The establishment of new permanent townsites shall not be permitted.		
1.1.6.4	In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if: a) the area forms part of a planning area; b) the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle; and c) it has been determined, as part of a comprehensive review, that the impacts of development will not place an undue strain on the public service facilities and infrastructure		

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	provided by adjacent municipalities, regions and/or the Province		
1.2	Coordination		
1.2.1	A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: a) managing and/or promoting growth and development; b) economic development strategies; c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; d) infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems; e) ecosystem, shoreline, watershed, and Great Lakes related issues; f) natural and human-made hazards; g) population, housing and employment projections, based on regional market areas; and h) addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.	<ul style="list-style-type: none"> The OP identifies coordination with Provincial ministries (such as Ministry of Natural Resources and Forestry; Ministry of Transportation; Ministry of Tourism, Culture and Sport; Ministry of Consumer Services; Ministry of Environment, Conservation and Parks), agencies (such as Conservation Authorities, local public and private organizations); Elgin County; and adjacent municipalities. 	<ul style="list-style-type: none"> No major gaps.
1.2.2	Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.	<ul style="list-style-type: none"> The OP identifies engaging with Aboriginal communities on archaeological assessments (Policy 3.2, Cultural Heritage). 	<ul style="list-style-type: none"> Additional discussion required to determine the appropriate scope of policies to address engagement with aboriginal communities.
1.2.3	Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.	<ul style="list-style-type: none"> The OP identifies economic development (Policy 3.1, Economic Development), and environmental (Policy 2.0, Natural Resources) and social planning (Policy 3.6, Community Improvement) policies. 	<ul style="list-style-type: none"> Additional discussion required to determine the appropriate scope of policies to address coordination of planning matters.
1.2.4	Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall: a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist; b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes; c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; d) where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and e) identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.	<ul style="list-style-type: none"> Throughout the OP, the Township indicates it will coordinate planning efforts with Elgin County. 	<ul style="list-style-type: none"> No major gaps.
1.2.5	Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
1.2.6	Land Use Compatibility		
1.2.6.1	Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.	<ul style="list-style-type: none"> The OP addresses separation distances and buffering between sensitive land uses, such as natural hazards (Policy 2.3, Hazard Lands), agricultural operations and extraction of petroleum resources (Policy 4.1, Agricultural), and major facilities, such as Sewage Treatment Facilities (Policy 5.9.2). The OP indicates the need for controls to be put in place to mitigate air and noise pollution, visual characteristics, dust, and vibrations next to residential 	<ul style="list-style-type: none"> No major gaps. There is an opportunity to strengthen land use compatibility policies in section 5.9.4.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
		<ul style="list-style-type: none"> land uses (Policy 3.3, Amenity and Design). Easements and new lots are encouraged when developing public utilities to create separation distance with other land uses (Policy 5.9.3, Public Utilities). Policy 5.9.4 provides guidance for land use compatibility. 	
1.3	Employment		
1.3.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and d) ensuring the necessary infrastructure is provided to support current and projected needs. 	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) identifies a range of Industrial and Commercial uses to accommodate existing and future employment needs, and Retail and service commercial uses. Policy 3.1 (Economic Development) identifies objectives to encourage the development of a “balanced community through local employment opportunities” including maintaining and improving existing infrastructural services, facilities and amenities, and encouraging opportunities for home-based businesses. Enhancement of the agricultural sector and agricultural-related industries is prioritized. The OP identifies a range of permitted uses in Commercial (Policy 4.3.2, General Commercial Area) and Industrial (Policy 4.3.3) areas. 	<ul style="list-style-type: none"> No major gaps. Some additional details/policy guidance could be provided with respect to the appropriate range of employment and institutional uses.
1.3.2	Employment Areas		
1.3.2.1	<p>Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs</p>	<ul style="list-style-type: none"> Talbotville is identified as the area in which employment opportunities will be directed as servicing becomes available (Policy 3.1, Economic Development). 	<ul style="list-style-type: none"> No major gaps.
1.3.2.2	<p>Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, 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</p>	<ul style="list-style-type: none"> Policy 4.3.3 addresses Conversion of Industrial Lands to non-employment purposes, indicating that it must be justified for the planning period and may be considered during a municipal comprehensive review. 	<ul style="list-style-type: none"> No major gaps.
1.3.2.3	<p>Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.</p>	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates that existing and future large-scale industrial and mixed industrial commercial uses will be located in proximity to transportation corridors. 	<ul style="list-style-type: none"> No major gaps.
1.3.2.4	<p>Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.</p>	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
1.4	Housing		
1.4.1	<p>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <ul style="list-style-type: none"> a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. 	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates the Township has a surplus of residential land in Talbotville, Ferndale/Lynhurst, and North Port Stanley Settlement Areas to ensure housing for future residents over the planning period. Policy 3.7 (Housing) indicates the Township has a minimum 10-year supply of land to designate as residential and a 3-year supply of land with servicing capacity in draft approved or registered plans. 	<ul style="list-style-type: none"> There is an opportunity to address intensification and redevelopment opportunities tied to the 10-year and 3-year housing supplies.
1.4.2	<p>Where planning is conducted by an upper-tier municipality:</p> <ul style="list-style-type: none"> a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and b) the allocation of population and units by the upper-tier municipality shall be based on and 	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
1.4.3	<p>reflect provincial plans where these exist.</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3; <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use PROVINCIAL POLICY STATEMENT 15 of active transportation and transit in areas where it exists or is to be developed; and</p> <p>e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	<ul style="list-style-type: none"> • Policy 3.7 (Housing) indicates a 20% target for affordable housing that is 10% below market pricing, in addition to a mix of housing types for low, medium and upper-tier income households. It also identifies a 15% target for intensification and redevelopment opportunities in built-up areas having adequate services. • Policy 4.3.1 (Residential) identifies a mix of housing densities, compatible land uses, opportunities for intensification (including secondary units), and special residential uses, including residential care facilities, senior citizens housing, short-term accommodations, and facilities for special population groups. Development will be directed to areas that minimize costs for extending or creating services, roads and required community facilities. The policy also identifies direction for residential development that ensures compact form, servicing efficiencies, and direction to built-up Settlement Areas. 	<ul style="list-style-type: none"> • No major gaps. • There is opportunity in the OP to: <ul style="list-style-type: none"> ○ add in additional policy direction to support active transportation; and, ○ Provide additional guidance for residential intensification, redevelopment, and new residential development.
1.5	Public Spaces, Recreation, Parks, Trails and Open Space		
1.5.1	<p>Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;</p> <p>b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p> <p>c) providing opportunities for public access to shorelines; and</p> <p>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p>	<ul style="list-style-type: none"> • The OP identifies residential development is to occur in close proximity to recreational facilities, schools, other community facilities, parks, and watercourses to provide for the needs of residents (Policy 4.3.1, Residential). • Policy 4.6 (Open Space) identifies a wide range permitted open space and recreational uses. Community and Neighbourhood Parks are identified as areas for community activities, recreational activities, and the passive enjoyment of nature. Open spaces are encouraged to be interconnected to create open space linkages for residents. • Policy 3.5 (Energy Conservation) indicates that walkable streets and compact development is encouraged in the Township. • Policy 5.2 (Pedestrian and Bicycle Traffic) identifies safety of pedestrians in the development of sidewalks within the Settlement Area. • Policy 2.1 (Natural Heritage Features and Areas and Hazard Lands) indicates that significant natural areas, features, and ecological functions and processes must be protected. • Policy 4.3.1 (Residential) indicates that development must protect the watercourse, valley and slopes of Kettle Creek. 	<ul style="list-style-type: none"> • No major gaps. There is opportunity in the OP to support active transportation. • There is an opportunity for the OP to include a schedule showing the Township’s major open spaces, parks, trails and recreational areas (as part of entire system).
1.6	Infrastructure and Public Service Facilities		
1.6.1	<p>Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs. Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are: a) financially viable over their life cycle, which may be demonstrated through asset</p>	<ul style="list-style-type: none"> • Policy 3.1 (Economic Development) identifies the modern infrastructure systems (including roads, railways, pipelines, and telecommunication networks) for installation, maintenance and improvement to provide for existing and future employment. • Policy 5.5 (Public Uses and Utilities) indicates that electric power transmission corridors and associated facilities, water supply, sewage 	<ul style="list-style-type: none"> • Further discussion is required to address climate change. • There is an opportunity for further discussion regarding financial viability of services over their lifecycle.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	management planning; and b) available to meet current and projected needs.	treatment, storm drainage facilities, and utility services are permitted in all land uses. These services must be designed and constructed to be compatible with surrounding residential uses. <ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates that infrastructure is to be developed in a cost-effective manner and must meet current and projected needs. 	
1.6.2	Planning authorities should promote green infrastructure to complement infrastructure.	<ul style="list-style-type: none"> Policy 5.7.3 (Municipal and Agricultural Drains) indicates the use of grassed slopes, indigenous plantings, and tree plantings as methods to reduce stormwater runoff. Policy 5.8 (Alternative and Renewable Energy Systems Conservation and Generation) indicates support in maximizing solar energy opportunities and other alternative energy sources, building designs and construction techniques. 	<ul style="list-style-type: none"> Further discussion may be required to address green infrastructure.
1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; and b) opportunities for adaptive re-use should be considered, wherever feasible.	<ul style="list-style-type: none"> The OP partially addresses the PPS as Policy 1.6 (Goals) identifies the enhancement and revitalization of existing civic public spaces, and Policy 5.1.2 (Arterial Roads) indicates that when new development is proposed, existing arterial road intersections are to be improved as required. Policy 5.5 identifies abandoned utility and/or transportation corridors for public purposes. 	<ul style="list-style-type: none"> Some additional policy guidance may be need to promote optimization of existing services (given the recent investments this policy may be more relevant a decade from now).
1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services	<ul style="list-style-type: none"> Not addressed in the OP. 	<ul style="list-style-type: none"> Discussion required on development of infrastructure and public service facilities in proximity to emergency management services.
1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.	<ul style="list-style-type: none"> Not addressed in the OP. 	<ul style="list-style-type: none"> There is opportunity for discussion on the co-location of public facilities in community hubs and integration of active transportation.
1.6.6	Sewage, Water and Stormwater		
1.6.6.1	Planning for sewage and water services shall: a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing: <ol style="list-style-type: none"> municipal sewage services and municipal water services; and private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available; b) ensure that these systems are provided in a manner that: <ol style="list-style-type: none"> can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment; c) promote water conservation and water use efficiency; d) integrate servicing and land use considerations at all stages of the planning process; and e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates that new development is intended to take place in the Settlement Areas where full municipal sewage and water services are pre-existing. Development in agricultural areas which are not supplied by municipal services is to be discouraged. The Township has a water supply that is adequate for future development within the Settlement Areas. The Township identifies the following hierarchy of permitted sewage and water supply services: <ul style="list-style-type: none"> Full municipal servicing; Municipally or privately owned and operated communal systems; Individual on-site private systems; and, Partial municipal services. Policy 5.7.1 (Sanitary Sewage and Water Service) addresses regulatory requirements under Provincial policies for sewage and water servicing, and indicates that servicing must be economically feasible. Development or redevelopment should not create or aggravate pollution from sewage disposal systems. Policy 2.5 (Water Resources) indicates that the Township encourages efficient use of water and water conservation measures in existing and new developments. Section 6.0 (Implementation) addresses water supply and sewage disposal throughout planning processes and ensures meeting current and projected growth as a requirement of development approvals. Policy 6.8.2 (Consent Guidelines) indicates that all private water supply and/or sewage disposal 	<ul style="list-style-type: none"> There is an opportunity to articulate a servicing framework for accommodating future growth. Policy 1.7 will likely be updated (pending the outcome of the growth analysis being undertaking as part of the OP).

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
		must meet the requirements of the Provincial and Township standards.	
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> See above.
1.6.6.3	Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> See above.
1.6.6.4	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> See above.
1.6.6.5	Partial services shall only be permitted in the following circumstances: a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates that development is restricted to infilling and rounding out of existing development until full municipal services or an alternative is provided. Until that time, partial services are permitted. Policy 5.7.1 (Sanitary Sewage and Water Supply) indicates that only after failed private on-site water supply systems will the Municipality consider extension of the water supply system areas outside of settlement areas. 	<ul style="list-style-type: none"> Further discussion is required to address failed on-site sewage services. There is an opportunity to more explicitly discuss that there are to be no negative impacts from servicing.
1.6.6.6	Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> Further discussion required to address hauled sewage from private communal sewage services and individual on-site sewage services.
1.6.6.7	Planning for stormwater management shall: a) minimize, or, where possible, prevent increases in contaminant loads; b) minimize changes in water balance and erosion; c) not increase risks to human health and safety and property damage; d) maximize the extent and function of vegetative and pervious surfaces; and e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.	<ul style="list-style-type: none"> Policy 5.7.2 (Stormwater Management) addresses stormwater flows and quality, erosion, and retention. Policy 5.7.3 (Municipal and Agricultural Drains) addresses opportunities for grassed slopes, indigenous plantings, tree planting, sediment ponds and basins as methods to reduce speed and volume of stormwater flows, to reduce particulates, and enhance evaporation and water storage. 	<ul style="list-style-type: none"> There is opportunity for further discussion on water balance, protection of human health, safety and property damage, and increases in pervious surfaces.
1.6.7	Transportation Systems		
1.6.7.1	Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	<ul style="list-style-type: none"> Policy 1.6 (Goals) identifies efficient and safe transportation networks for the facilitation of movement through and within the Township. Schedule C identifies the planned transportation corridors for Southwold, including the Provincial, County and local road network. Policy 3.8 (Facilities and Services) indicates that the Township will provide and maintain safe, efficient, cost-effective and reliable transportation systems that integrate with adjacent municipalities and other jurisdictions to support the local population. Policy 5.1.2 directs high volumes of traffic, including truck traffic, to Arterial Roads. Policy 6.1 (Official Plan Review and Amendments) indicates that for a 	<ul style="list-style-type: none"> There is opportunity for further discussion on energy efficiency and meeting the projected needs of the Township.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
		settlement boundary expansion, it must be demonstrated the transportation network can reasonably accommodate additional volumes of traffic.	
1.6.7.2	Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> There is opportunity for further discussion on the use of transportation demand management strategies.
1.6.7.3	As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	<ul style="list-style-type: none"> See above. 	<ul style="list-style-type: none"> There is opportunity for further discussion on the use of multi-modal forms of transportation and the improvement of connections with neighbouring municipalities.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	<ul style="list-style-type: none"> Not addressed in OP (assume that transit is not applicable). 	<ul style="list-style-type: none"> Further discussion required to address development patterns which minimize vehicular trips and active transportation.
1.6.7.5	Transportation and land use considerations shall be integrated at all stages of the planning process.	<ul style="list-style-type: none"> Section 6.0 (Implementation) outlines approvals processes, including transportation requirements. 	<ul style="list-style-type: none"> No major gaps.
1.6.8	Transportation and Infrastructure Corridors		
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.	<ul style="list-style-type: none"> Policy 5.1.7 (Road Policies) indicates that all road rights-of-way serve the transportation needs of the Township, and the distribution of services and utilities. Services shall be permitted in all publicly owned rights-of-way. Policy 5.9.3 (Public Utilities) identifies existing Township rights-of-way as potentially being used for electric power utilities, drainage or service corridors, parking, and pipelines. 	<ul style="list-style-type: none"> No major gaps. There is opportunity for further discussion on the need for rights-of-way to accommodate current and projected needs.
1.6.8.2	Major goods movement facilities and corridors shall be protected for the long term.	<ul style="list-style-type: none"> Not addressed in OP. 	<ul style="list-style-type: none"> Discussion required on the protection of goods movement facilities and corridors over the long term.
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.	<ul style="list-style-type: none"> Policy 6.8.1 (Subdivision/Condominium) indicates that plans of subdivision must be designed to reduce any negative impact on the transportation network. 	<ul style="list-style-type: none"> Further discussion is required to address new development and its impacts on existing or planned transportation corridors, compatibility with and supportive of the long-term vision of the corridor and designed to avoid or reduce impacts on the corridor or transportation facilities.
1.6.8.4	The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	<ul style="list-style-type: none"> Policy 5.5 indicates that abandoned utility and/or transportation corridors should be retained for public purposes. 	<ul style="list-style-type: none"> No major gaps.
1.6.8.5	When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	<ul style="list-style-type: none"> Not addressed in OP. 	<ul style="list-style-type: none"> Discussion required to address the protection of natural resources in the development of rights-of-way, transportation corridors, electricity and transmission corridors, and infrastructure facilities.
1.6.9	Airports, Rail and Marine Facilities		
1.6.9.1	Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: a) their long-term operation and economic role is protected; and b) airports, rail facilities and marine facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.	<ul style="list-style-type: none"> Policy 5.4 (Railway Facilities) indicates that noise, vibration and safety studies will be completed when residential or other sensitive land uses are proposed near railway facilities. Airport and marine facilities are not applicable. 	<ul style="list-style-type: none"> Further discussion required to address protection of long-term operation and economic role of railway facilities.
1.6.9.2	Airports shall be protected from incompatible land uses and development by: a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	c) discouraging land uses which may cause a potential aviation safety hazard.		
1.6.10	Waste Management		
1.6.10.1	Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion. Waste management systems shall be located and designed in accordance with provincial legislation and standards.	<ul style="list-style-type: none"> Policy 4.5 (Waste Management Centre) indicates that the existing waste management facility is recognized for its potential regarding reduction, re-use, recycling and recovery of materials from solid waste and as an alternative energy source. The OP prevents future incompatible development in close proximity to the landfill. Policy 5.9.1 (Landfill Sites) indicates that landfill development is to occur under the guidelines of the Ministry of Environment, Conservation and Park's requirements. 	<ul style="list-style-type: none"> Further discussion required on provisions of waste management systems for future growth, and implications of development patterns on waste generation, management and diversion.
1.6.11	Energy Supply		
1.6.11.1	Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.	<ul style="list-style-type: none"> Policy 1.7 (Growth Strategy) indicates that the current waste management facility acts as an alternative energy source. 	<ul style="list-style-type: none"> Discussion required on the development of energy to accommodate current and projected needs.
1.6.11.2	Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.	<ul style="list-style-type: none"> See above. Policy 5.8 (Alternative and Renewable Energy Systems Conservation and Generation) indicates the Township supports energy conservation and the development of alternative energy systems in accordance with Provincial policies. 	<ul style="list-style-type: none"> No major gaps.
1.7	Long Term Economic Prosperity		
1.7.1	Long-term economic prosperity should be supported by: a) promoting opportunities for economic development and community investment-readiness; b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities; c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; e) promoting the redevelopment of brownfield sites; f) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people; g) providing opportunities for sustainable tourism development; h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts; i) promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy; j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and k) encouraging efficient and coordinated communications and telecommunications infrastructure.	<ul style="list-style-type: none"> The OP addresses long-term prosperity in Policies 1.6 (Goals), 1.7 (Growth Strategy), Section 2.0 (Natural Resources), Policies 3.1 (Economic Development), 3.5 (Energy Conservation), 3.6 (Community Improvement), 4.1 (Agriculture), 5.1 (Transportation), and 5.8 (Alternative and Renewable Energy Systems Conservation and Generation). 	<ul style="list-style-type: none"> There is an opportunity to link the overall long term growth management strategy with long term economic prosperity. Further discussion required on redevelopment of brownfield sites, multimodal transportation, and climate change.
1.8	Energy Conservation, Air Quality and Climate Change		
1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality,	<ul style="list-style-type: none"> The OP addresses the PPS in Section 2.0 (Natural Resources), Policies 3.1 	<ul style="list-style-type: none"> Further discussion required on active transportation, climate change,

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	<p>reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:</p> <p>a) promote compact form and a structure of nodes and corridors;</p> <p>b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;</p> <p>c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;</p> <p>d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;</p> <p>e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>f) promote design and orientation which:</p> <ol style="list-style-type: none"> 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of renewable energy systems and alternative energy systems; and <p>g) maximize vegetation within settlement areas, where feasible.</p>	<p>(Economic Development), 3.5 (Energy Conservation), 4.0 (Settlement Areas), 5.1.1 (Classification of Roads), 5.1.2 (Arterial Roads), 5.7.3 (Municipal and Agricultural Drains), and 5.8 (Alternative and Renewable Energy Systems Conservation and Generation).</p> <ul style="list-style-type: none"> • Transit is not applicable. 	<p>and reduced greenhouse gas emissions.</p> <ul style="list-style-type: none"> • There is opportunity for further discussion on land use development through a structure of nodes and corridors, and shortening of commute times.
2.0	Wise Use and Management of Resources		
2.1	Natural Heritage		
2.1.1	Natural features and areas shall be protected for the long term.	<ul style="list-style-type: none"> • Policy 1.6 (Goals) of the OP fully addresses the PPS as it references the long term protection of natural heritage features. 	<ul style="list-style-type: none"> • No major gaps.
2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, 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.	<ul style="list-style-type: none"> • Policy 2.2 (Natural Heritage Features and Areas) of the OP partially addresses the PPS as it addresses the linkages, maintenance, and restoration of natural heritage features and areas, surface water features and ground water features. 	<ul style="list-style-type: none"> • Further discussion required to determine the extent to which OP Chapter 2.0 should make reference to “diversity”, “biodiversity” and the use of the term “connectivity”. <ul style="list-style-type: none"> ○ OP makes limited reference to the “diversity” and “biodiversity” of natural heritage features, with the exception of Policy 2.4 (Lakeshore Area). ○ OP uses term “linkages” instead of “connectivity”
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	<ul style="list-style-type: none"> • Policy 2.1 (Natural Heritage Features and Areas and Hazard Lands) of the OP partially addresses the PPS as it makes reference to Schedule B (Significant Natural Features). Official Plan does not include a natural heritage system (rather it includes a series of feature). 	<ul style="list-style-type: none"> • OP does not reference that Natural Heritage Systems will vary in size and form. • Further discussion required to determine whether to label map as “Natural Heritage Systems” and whether the mapping needs to be updated. Map currently labeled as “Significant Natural Features”.
2.1.4	Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands.	<ul style="list-style-type: none"> • Policy 2.2 (Natural Heritage Features and Areas – Permitted Uses) of the OP fully addresses the PPS. 	<ul style="list-style-type: none"> • Further discussion required regarding potential restructuring of policy to facilitate ease of reading and understanding of policy content.
2.1.5	Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); d) significant wildlife habitat; e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless	<ul style="list-style-type: none"> • Policy 2.2 (Natural Heritage Features and Areas – Permitted Uses) of the OP fully addresses the PPS. 	<ul style="list-style-type: none"> • Further discussion required regarding potential restructuring of policy to facilitate ease of reading and understanding of policy content.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.		
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	<ul style="list-style-type: none"> Policy 2.2 (Natural Heritage Features and Areas - Watercourses) of the OP partially addresses the PPS as it makes reference to development along watercourses and the destruction of fish habitat. 	<ul style="list-style-type: none"> OP Policy 2.2 should also make reference to site alteration in proximity to fish habitat and provincial and federal requirements. Table 1 of Policy 2.2 (Natural Heritage Features and Areas) of the OP fully addresses the PPS.
2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	<ul style="list-style-type: none"> Policy 2.2 (Natural Heritage Features and Areas) of the OP partially addresses the PPS as development and site alteration is not permitted in Significant Habitat of Endangered Species and Threatened Species. 	<ul style="list-style-type: none"> OP Policy 2.2 should also reference the exception that development and site alteration is permitted in accordance with federal requirements.
2.1.8	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	<ul style="list-style-type: none"> Policy 2.2 (Natural Heritage Features and Areas) and Table 1 of the OP fully addresses the PPS. 	<ul style="list-style-type: none"> No major gaps.
2.1.9	Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.	<ul style="list-style-type: none"> Policy 2.2 (Natural Heritage Features and Areas – Existing Agriculture) of the OP fully addresses the PPS. 	<ul style="list-style-type: none"> No major gaps.
2.2	Water		
2.2.1	<p>Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;</p> <p>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</p> <p>c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;</p> <p>d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;</p> <p>e) implementing necessary restrictions on development and site alteration to: 1. Protect all municipal drinking water supplies and designated vulnerable areas; and 2. Protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;</p> <p>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</p> <p>g) ensuring consideration of environmental lake capacity, where applicable; and</p> <p>h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>	<ul style="list-style-type: none"> Various OP policies address aspects of PPS Policy 2.2.1: <ul style="list-style-type: none"> A) Policy 2.6.1 (Source Water Protection – Development Proposals) partially addresses item (a) as it addresses the assessment of a development on groundwater. B) Policy 2.5 (a) (Water Resources) partially addresses item (b) as it states that the Township will work cooperatively with Conservation Authorities, across municipal boundaries. C) Schedule B, Map 1, 2, 3 and 4 fully address item (c). D) Policy 2.2 (Natural Heritage Features and Areas – Natural Heritage System) partially addresses item (d) but does not reference shoreline areas. E) Policy 2.6.1 (Source Water Protection - Introduction) and Policy 2.6.1 (Source Water Protection – Development Proposals) partially address item (e). F) Policy 2.5 (h) (Water Resources) partially addresses item (f) as it states that the Township will promote the efficient use of water and water conservation measures. G) OP does not address item (g). H) Policy 2.5 (e) (Water Sources) and Policy 5.7.2 (Stormwater Management – Retention and Detention) partially addresses item (h) as reference is made to stormwater management practices and mitigation, and Best Management Practices are encouraged. 	<ul style="list-style-type: none"> A) OP should reference the cumulative impacts of development on the watershed. B) OP should reference cross-watershed impacts. C) & D) OP Policy 2.2 should address consideration for shoreline areas. <ul style="list-style-type: none"> The Lake Erie Shoreline is referenced in OP Policy 2.4 (Lakeshore Area – Natural Heritage). E) OP should reference consideration for sensitive surface water features and sensitive ground water features. OP does not use the terms “vulnerable” and “sensitive” when describing water sources. F) OP should reference the importance of planning for efficient water use and make reference to water quality G) OP does not address consideration of environmental lake capacity and a new policy is required to address item (g). H) OP should address the use of stormwater management practices to minimize contaminated loads, and maintain and increase the extent of vegetation and pervious surfaces. OP should include current water resource mapping from local Conservation Authorities, if available. Current mapping from 2009.
2.2.2	<p>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p>	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.2.2: <ul style="list-style-type: none"> Policy 2.6 (Aquifer and Groundwater Protection) states that development proposals will require determination of their potential negative impact on groundwater. Policy 2.2 (Natural Heritage Features and Areas – Natural Heritage System) states the linkages of surface water features and ground water features will be maintained, restored, or improved. 	<ul style="list-style-type: none"> OP Policy 2.6 and OP Policy 2.2 should reference sensitive surface water features and sensitive ground water features. OP does not use the terms “sensitive surface water features” and “sensitive ground water features” OP should include a policy that references mitigative measures and alternative development approaches to protect, restore, and improve surface and ground water features.
2.3	Agriculture		

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.	<ul style="list-style-type: none"> Policy 1.6 (Goals) of the OP partially address the PPS as it states that the agricultural land base should be protected for the long term. OP makes limited reference to specialty crop areas in several policies (unclear whether there are specialty crop areas in Southwold). 	<ul style="list-style-type: none"> Further discussion required regarding the use of the term “prime agricultural areas” to be consistent with the PPS. OP does not define the term “prime agricultural area”, although it is assumed that most of the lands in Southwold are prime ag lands (as evidenced by the extensive agricultural designation). OP does not reference Canadian Land Inventory Class 1, 2, and 3. Further discussion required to determine whether the mapping of agricultural areas should identify prime agricultural areas (may simply be an area where further discussion/clarification is required).
2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.	<ul style="list-style-type: none"> As noted above, the OP designates Agricultural Areas (presumed to be all prime lands). Specialty crops are not addressed. No reference to provincial guidelines. 	<ul style="list-style-type: none"> Clarity on “prime agricultural lands” is required, along with references to provincial guidelines and specialty crops (if applicable).
2.3.3	Permitted Uses		
2.3.3.1	In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.3.3.1: <ul style="list-style-type: none"> OP partially addresses the PPS as it allows for a range of uses as evidenced by the land use designations in Policy 4.1 (Agriculture). Policy 4.1 (Agriculture) addresses the compatibility of non-secondary agricultural related commercial and industrial use with surrounding agricultural operations. Policy 5.9.4 (Land Use Compatibility) states that all land in the Township must be compatible with adjacent land uses. OP makes reference to the Ministry of Environment, Conservation and Parks Land Use Compatibility Guidelines. 	<ul style="list-style-type: none"> In addition to the Minimum Distance of Separation, further clarification required as to whether OP Policy 4.1 should reference any other guidelines developed by the Province or municipal approaches in relation to compatibility within the Agricultural Area. OP Policy 4.1 should use “agriculture-related uses” and “on-farm diversified uses” consistent with the PPS.
2.3.3.2	In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.	<ul style="list-style-type: none"> Policy 4.1 partially addresses 2.3.3.2 	<ul style="list-style-type: none"> A more explicit statement of intent would be helpful, including a reference to normal farm practices.
2.3.3.3	New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.	<ul style="list-style-type: none"> Policy 4.1 (Agriculture – Minimum Distance Separation) of the OP fully addresses the PPS as it makes reference to the minimum distance separation formulae in relation to agricultural uses. 	<ul style="list-style-type: none"> No major gap.
2.3.4	Lot Creation and Lot Adjustments		
2.3.4.1	Lot creation in prime agricultural areas is discouraged and may only be permitted for: <ol style="list-style-type: none"> agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; a residence surplus to a farming operation as a result of farm consolidation, provided that: <ol style="list-style-type: none"> the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way. 	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.3.4.1: <ul style="list-style-type: none"> Policy 6.8.4 (New Farm Lots) partially addresses the PPS (see below) as it refers to the creation of new farm lot. OP does not reference “lot creation in prime agricultural areas” A) Policy 6.8.4 (a) (New Farm Lots) partially addresses item (a) as it refers to lot size. Policy 4.1 (Agriculture – Lot Size) partially addresses item (a) as it recognizes the need to maintain flexibility for farm operators to engage in different types/sizes of agricultural operations. B) Policy 6.8.4 (e) (New Farm Lots) of the OP fully addresses the PPS. C) 1. and 2. Policy 6.8.6 (e) (Agricultural Consent Policies) partially address item (c) as it states that land severance may be permitted for a habitable farm dwelling. D) OP does not reference lot creation in prime agricultural areas for the purpose of infrastructure. 	<ul style="list-style-type: none"> Revisions to the lot creation and lot adjustment policies may be required to more closely align with the language in the PPS policy 2.3.4.1.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
2.3.4.2	Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.	<ul style="list-style-type: none"> Policy 6.8.6 (d) (Agricultural Consent Policies) of the OP partially address the PPS as it states that minor lot adjustments are permitted. 	<ul style="list-style-type: none"> OP should clarify under which circumstances minor lot adjustments are permitted for legal or technical reasons (defined term in the PPS).
2.3.4.3	The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).	<ul style="list-style-type: none"> Policy 6.8.3 is silent on this aspect of the PPS (although it appears to be implied through various policies). 	<ul style="list-style-type: none"> OP should clearly state that the creation of new residential lots in prime agricultural lands is not permitted (except in accordance with 2.3.4.1c).
2.3.5	Removal of Land from Prime Agricultural Areas		
2.3.5.1	Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.	<ul style="list-style-type: none"> The OP addresses PPS Policy 2.3.5.1 and 1.1.38 as is evidenced by Policy 6.1 (Official Plan Review and Amendments – Settlement Area Boundary Expansion) and 6.8.6 (Agricultural Consent Policies). 	<ul style="list-style-type: none"> No major gaps.
2.3.6	Non-Agricultural Uses in Prime Agricultural Areas		
2.3.6.1	Planning authorities may only permit non-agricultural uses in prime agricultural areas for: <ul style="list-style-type: none"> a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; or b) limited non-residential uses, provided that all of the following are demonstrated: <ol style="list-style-type: none"> the land does not comprise a specialty crop area; the proposed use complies with the minimum distance separation formulae; there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and alternative locations have been evaluated, and <ol style="list-style-type: none"> there are no reasonable alternative locations which avoid prime agricultural areas; and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands 	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.3.6.1: <ul style="list-style-type: none"> OP partially addresses the PPS (see below) but does not reference “prime agricultural areas”. Policy 4.1 (Agricultural – Agricultural Uses) states that non-agricultural uses are generally discouraged. A) Policy 4.1 (Agricultural – Extraction of Petroleum Resources) partially addresses the PPS as it states that the extraction of petroleum resources is permitted in accordance with Section 2.8. B) OP does not include policies on non-agricultural uses in prime agricultural areas. Current OP Policy 4.1 (Agricultural – Non-Secondary Agricultural Related Commercial and Industrial Uses [f]) makes reference to Non-Secondary Agricultural Related, which address PPS Policy 2.3.6.1 (B) 1-4 	<ul style="list-style-type: none"> A) OP Policy 4.1 should address the extraction of mineral aggregate resources in prime agricultural areas. Further discussion regarding the use of the term “Agricultural Areas” and “Prime Agricultural Areas” B) 1. OP should include policies on non-agricultural uses in prime agricultural areas. Current OP Policy 4.1 (Agricultural – Non-Secondary Agricultural Related Commercial and Industrial Uses [f]) makes reference to Non-Secondary Agricultural Related Commercial and Industrial Uses.
2.3.6.2	Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.3.6.2: <ul style="list-style-type: none"> Policy 4.1 (Agricultural – New or expanding Non-Agricultural Uses in the Agricultural Area) does not address PPS. Policies 6.1 (Official Plan Review and Amendments - Settlement Area Boundary Expansion and Policy 4.3.1 (residential– Buffering from Agricultural Lands) partially address the PPS as reference is made to mitigate expanding/new areas from Agricultural Areas to the extent feasible. 	<ul style="list-style-type: none"> OP should introduce a general policy that addresses mitigation of non-agricultural uses on surrounding agricultural operations and lands.
2.4	Minerals and Petroleum		
2.4.1	Minerals and petroleum resources shall be protected for long-term use.	<ul style="list-style-type: none"> Policy 1.6 (Goals) of the OP fully addresses the PPS as it addresses the protection of mineral and petroleum resources for the long-term. Policy 2.7.2 states that petroleum resources shall be protected for long term use. 	<ul style="list-style-type: none"> No major gaps.
2.4.2	Protection of Long Term Supply		
2.4.2.1	Mineral mining operations and petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.	<ul style="list-style-type: none"> Policy 2.7.2 states that development which would prohibit or preclude the establishment of new petroleum operations (see item c). Petroleum resources are mapped on Schedule A. 	<ul style="list-style-type: none"> No major gaps.
2.4.2.2	Known mineral deposits, known petroleum resources and significant areas of mineral potential shall be identified and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:	<ul style="list-style-type: none"> The following OP policies address PPS Policy 2.4.2.2: <ul style="list-style-type: none"> OP fully addresses item (a), (b), and (c) as is evidenced in OP Policy 2.7.1 (Minerals – Permitted Uses). 	<ul style="list-style-type: none"> No major gaps.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.		
2.4.3	Rehabilitation		
2.4.3.1	Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.	<ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Extractive Operations on Lands Not Designated) partially addresses the PPS as it references progressive or sequential rehabilitation. 	<ul style="list-style-type: none"> No major gaps (some minor changes required to ensure alignment with PPS terms and OP terms, e.g. progressive vs. sequential; final vs. ultimate, etc.).
2.4.4	Extraction in Prime Agricultural Areas		
2.4.4.1	Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.	<ul style="list-style-type: none"> Policy 2.7.1 includes a section which addresses extraction in prime agricultural lands (page 15). 	<ul style="list-style-type: none"> No major gaps.
2.5	Mineral Aggregate Resources		
2.5.1	Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.5.1: <ul style="list-style-type: none"> Policy 1.6 (Goals) of the OP fully addresses the PPS as it addresses the protection of mineral and petroleum resources for the long-term. Policy 2.7 (Resource Extractive) of the OP states that no aggregate resources mapping is available. 	<ul style="list-style-type: none"> Further discussion required whether OP Policy 2.7.1 (Minerals) should also reference the long-term protection of mineral aggregate resources (without mapping, it's difficult to fulfill the policy intent and if possible, the OP should include mapping of mineral aggregate resources).
2.5.2	Protection of Long Term Resource Supply		
2.5.2.1	As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.	<ul style="list-style-type: none"> OP does not address PPS Policy 2.5.2.1 	<ul style="list-style-type: none"> OP should introduce policy that promotes the availability of mineral aggregate resources close to market. OP should introduce a policy that addresses the need for mineral aggregate resources.
2.5.2.2	Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.5.2.2: <ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Extractive Operations and Lands Designated) of the OP partially addresses the PPS as it states that new or expanded resource extractive operations will be considered on the basis of their impact on the adjacent land uses, environment, road system, and productive farmland. Policy 2.7.1 (Minerals – Provincial Requirements) states that all resource extractive uses must meet the requirements of the Province, such as air/noise population, and vibration. 	<ul style="list-style-type: none"> OP Policy 2.7.1 should clearly reference how extraction shall be undertaken by referencing the minimizing of social, economic, and environmental impacts.
2.5.2.3	Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.	<ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Permitted Uses) of the OP references that the importing of recycled asphalt and concrete is permitted. 	<ul style="list-style-type: none"> OP Policy 2.7.1 should reference the conservation of mineral aggregate resources. Further discussion required regarding the introduction of an “accessory aggregate recycling facility” as a permitted use in the OP. Zoning by-law 2011-14 states that an “aggregate recycling facility” is a permitted use in the Extractive industrial (EI) Zone.
2.5.2.4	Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.	<ul style="list-style-type: none"> OP does not address this aspect of the PPS. 	<ul style="list-style-type: none"> A new policy is required that protects mineral aggregate operations from development. Existing aggregate operations should also be mapped.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
2.5.2.5	In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.	<ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Permitted Uses) of the OP fully addresses the PPS as it lays out the conditions for the establishment of new operations adjacent or in know Mineral Resource Areas, consistent with PPS Policy 2.5.2.5. 	<ul style="list-style-type: none"> Further discussion required regarding the mapping of mineral aggregate resources.
2.5.3	Rehabilitation		
2.5.3.1	Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.5.3.1: <ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Extractive Operations on Lands Not Designated) references progressive or sequential rehabilitation. Policy 2.7.1 (Minerals – Permitted Uses) states that the extraction of mineral resources is an interim land use. Policy 5.9.4 (Land Use Compatibility) states that the proposed use of all land in the Township must be compatible with adjacent lands. 	<ul style="list-style-type: none"> OP Policy 2.7.1 (Minerals) should address final rehabilitation requirements, including that final rehabilitation shall consider surrounding and approved land use designations. Further discussion required regarding “final rehabilitation.” OP currently uses the term “ultimate rehabilitation” Further discussion required regarding structure of Policy 2.7.1 (Minerals – Extractive Operations on Lands Not Designated) as the policy seems to discuss rehabilitation for both “lands not designated” and “Resource extractive Areas.
2.5.3.2	Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.	<ul style="list-style-type: none"> The OP does not address this aspect of the PPS. 	<ul style="list-style-type: none"> OP should address comprehensive rehabilitation planning.
2.5.3.3	In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Not applicable
2.5.4	Extraction in Prime Agricultural Areas		
2.5.4.1	In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if: a) outside of a specialty crop area, 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 preextraction agricultural capability unfeasible; b) in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of preextraction agricultural capability unfeasible; c) 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 through 7 lands, 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 Class 1, 2 and 3 lands; and d) agricultural rehabilitation in remaining areas is maximized.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 2.5.4.1: <ul style="list-style-type: none"> Policy 4.1 (Agricultural – Permitted Uses) lists aggregate resource and extraction facilities as a permitted use. Policy 2.7.1 (Minerals – Permitted Uses) states that the extraction of mineral resources is an interim land use. Policy 2.7.1 (Minerals – Extractive Operations on Lands Not Designated – bottom pg. 15) states that agricultural rehabilitation will be carried so that the average soil quality for agriculture is restored. A), B), and C) Policy 2.7.1 (a), (b), and (c), and (d) (Minerals – Extractive Operations on Lands Not Designated – bottom pg. 15) lists the requirements when complete agricultural rehabilitation is not required, which is partially consistent with PPS Policy 2.5.4. 1. D) Policy 2.7.1 (d) (Minerals – Extractive Operations on Lands Not Designated – bottom pg. 15) states that agricultural rehabilitation will be maximized. 	<ul style="list-style-type: none"> A) and B) OP Policy 2.7.1 does not reference outside or within the “specialty crop area” C) OP should address what is meant with other alternatives.
2.5.5	Wayside Pits, Quarries , Portable Asphalt Plants and Portable Concrete Plants		
2.5.5.1	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 which have been determined to be incompatible with extraction and associated activities.	<ul style="list-style-type: none"> Policy 2.7.1 (Minerals – Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants) of the OP partially addresses the PPS as it states that wayside pits and quarries, portable asphalt plants and portable concrete plants on public authority contracts are permitted and lists the exceptions. 	<ul style="list-style-type: none"> Policy 2.7.1 should state that an official plan amendment, rezoning, or development permit under the Planning Act is not required.
2.6	Cultural Heritage and Archaeology		
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be	<ul style="list-style-type: none"> Policy 1.6 (Goals) of the OP fully addresses the PPS as it states that cultural 	<ul style="list-style-type: none"> Not applicable

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	conserved.	and archaeological resources shall be protected.	
2.6.2	Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	<ul style="list-style-type: none"> Policy 3.2 (Cultural Heritage) of the OP partially addresses the PPS as it states that where archaeological resources must be preserved in situ, development is only permitted if the heritage integrity is maintained. 	<ul style="list-style-type: none"> OP Policy 3.2 should address development and site alteration in proximity to sites with archaeological potential. OP should differentiate between development and site alteration carried out “on” or “adjacent to” lands containing archaeological resources or areas of archaeological potential
2.6.3	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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.	<ul style="list-style-type: none"> Policy 3.2 (Cultural Heritage) of the OP partially addresses the PPS as it states that where archaeological resources must be preserved in situ, development is only permitted if the heritage integrity is maintained. 	<ul style="list-style-type: none"> OP Policy 3.2 should address development and site alteration in proximity to sites with archaeological potential. OP should differentiate between development and site alteration carried out “on” or “adjacent to” lands containing archaeological resources or areas of archaeological potential
2.6.4	Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.	<ul style="list-style-type: none"> The OP does not address this aspect of the PPS. 	<ul style="list-style-type: none"> OP does not refer to “archaeological management plans” or “cultural plans”
2.6.5	Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.	<ul style="list-style-type: none"> Policy 3.2 (Cultural Heritage) of the OP partially addresses the PPS as it states that the engagement and sharing of knowledge with Aboriginal communities is required if considered relevant based on an archaeological assessment. 	<ul style="list-style-type: none"> OP Policy 3.2 should introduce a policy that addresses the conservation of cultural heritage and archaeological resources in collaboration with Aboriginal communities.
3.0	Protecting Public Health and Safety		
3.1	Natural Hazards		
3.1.1	Development shall generally be directed to areas outside of: a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards; b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and c) hazardous sites.	<ul style="list-style-type: none"> The following OP policies partially address PPS Policy 3.1.1: <ul style="list-style-type: none"> A) and B) Policy 2.3 (Hazard Lands – Safety and Protection of Property) states that development shall be directed away from natural hazards. C) Policy 2.3 (Hazard Lands – Uses Not Permitted) lists the uses prohibited in hazardous lands and hazardous sites. 	<ul style="list-style-type: none"> Hazard land policies could be more fulsome to include additional policy guidance for different forms of development, including any references to appropriate development setbacks. Hazard land mapping is shown on Schedule B-1. Mapping should distinguish between the types of hazards where CA mapping is available (e.g. floodplains, valleylands, shoreline hazards).
3.1.2	Development and site alteration shall not be permitted within: a) the dynamic beach hazard; b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.	<ul style="list-style-type: none"> Policy 2.4 provides guidance for development in the shoreline hazard area and references the 1989 Shoreline Management Plan (Kettle Creek). A more recent version of the Elgin County Shoreline Management Plan was completed in 2015. 	<ul style="list-style-type: none"> Lakeshore Area policies could make reference to the different types of shoreline hazards (dynamic beach hazard, shoreline erosion hazard and shoreline flooding hazard). Policies should be updated to reflect the 2015 Elgin County Shoreline Management Plan.
3.1.3	Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards	<ul style="list-style-type: none"> The OP does not address this aspect of the PPS. 	<ul style="list-style-type: none"> A new policy is required to address the potential impacts of climate change and the risks associated with natural hazards.
3.1.4	Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems: a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-	<ul style="list-style-type: none"> There are no special policy areas to recognize. Policy 2.3 makes reference to flood control/erosion works. 	<ul style="list-style-type: none"> No major gap.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	structural uses which do not affect flood flows.		
3.1.5	Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is: a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools; b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.	<ul style="list-style-type: none"> Policy 2.3 (Hazard Lands – Uses Not Permitted) of the OP partially addresses the PPS as it lists the uses prohibited in hazardous lands and hazardous sites. 	<ul style="list-style-type: none"> No major gap (Policy 2.3 should reference “long-term care homes”).
3.1.6	Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.	<ul style="list-style-type: none"> Not applicable – One Zone Concept applies 	<ul style="list-style-type: none"> Not applicable – One Zone Concept applies
3.1.7	Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved: a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c) new hazards are not created and existing hazards are not aggravated; and d) no adverse environmental impacts will result.	<ul style="list-style-type: none"> Not applicable – One Zone Concept applies 	<ul style="list-style-type: none"> Not applicable – One Zone Concept applies
3.1.8	Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Not applicable
3.2	Human-Made Hazards		
3.2.1	Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	<ul style="list-style-type: none"> The following OP policies address PPS Policy 3.2.1: <ul style="list-style-type: none"> Policy 2.7.2 (Petroleum Resources) states the rehabilitation of mineral petroleum resource lands is required. New development must be set back 75m from existing wells or other associated work. 	<ul style="list-style-type: none"> Further discussion required regarding development on, abutting or adjacent to lands affected by mineral resource extraction. OP does not make reference to mineral mining operations.
3.2.2	Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	<ul style="list-style-type: none"> The following OP policies fully address PPS Policy 3.2.2: <ul style="list-style-type: none"> Policy 2.6 (Aquifer and Groundwater Protection) states that depending on potential level of contamination, development proposals require groundwater impact assessments. Policy 5.9.1 (Landfill Sites) states that a study is required for any new development/change of use on or within 500 m of an active or closed waste disposal site. 	<ul style="list-style-type: none"> Not applicable
4.0	Implementation and Interpretation		
4.1	This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Not applicable
4.2	In accordance with section 3 of the Planning Act, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy	<ul style="list-style-type: none"> The OP addresses the PPS in Policy 1.3 (Effect of the Plan). 	<ul style="list-style-type: none"> No major gaps.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	Statement. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.		
4.3	This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.4	This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.5	In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.6	This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.7	The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required. Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.	<ul style="list-style-type: none"> This OP provides comprehensive planning over a long-term planning horizon, identifies appropriate land use designations and policies, recognizes the need to coordinate across jurisdictions, directs development to appropriate areas, and indicates a comprehensive review of policies and land use designations will occur every five years to ensure compliance with Provincial Plans, the Planning Act, and the PPS. 	<ul style="list-style-type: none"> No major gaps.
4.8	Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.	<ul style="list-style-type: none"> The OP integrates Zoning Bylaw requirements throughout the policies found within the OP, but specifically addresses them Policy 6.2. It indicates that a new Zoning Bylaw will be adopted to implement the OP. Development Permit Bylaw is not applicable. 	<ul style="list-style-type: none"> No major gaps.
4.9	The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.	<ul style="list-style-type: none"> The OP addresses most of the minimum requirements found within the PPS. 	<ul style="list-style-type: none"> Additional requirements and considerations have been suggested throughout this policy audit exercise. See above.
4.10	A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to Planning Act applications. In some cases, a Planning Act proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.	<ul style="list-style-type: none"> Implementation of Planning Act regulations, processes, and approvals are addressed in Section 6.0 (Implementation). 	<ul style="list-style-type: none"> No major gaps.
4.11	In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation. There may be circumstances where land use approvals under the Planning Act may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the Environmental Assessment Act and the Planning	<ul style="list-style-type: none"> Coordination with the Ontario Environmental Assessment Act is reflected throughout the policies in the OP, and specifically for Development Approvals in Policy 6.12. 	<ul style="list-style-type: none"> No major gaps.

Policy No.	PPS Policy (2014)	Applicable Official Plan Policy (2013 Approved Official Plan)	Potential Gaps and Considerations for Official Plan Review
	Act, provided the intent and requirements of both Acts are met.		
4.12	Provincial plans shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the Niagara Escarpment Planning and Development Act, the Ontario Planning and Development Act, 1994, the Oak Ridges Moraine Conservation Act, 2001, the Greenbelt Act, 2005 and the Places to Grow Act, 2005.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.13	Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.14	The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> Not applicable.
4.15	Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.	<ul style="list-style-type: none"> Not addressed in the OP. 	<ul style="list-style-type: none"> Discussion on performance indicators to monitor implementation of the OP could be considered.

APPENDIX B: EXAMPLES OF ON-FARM DIVERSIFIED USE POLICIES

County of Norfolk

7.2.2 b)

b) On-farm diversified uses comprise a gainful occupation conducted in whole or in part of an accessory building (shed or farm building) by a member of the farm family. On-farm diversified uses shall be subject to all of the following policies:

- i) the use is located on a parcel of land which has an existing farm operation established on it;
- ii) the use is secondary to the principal agricultural use of the property;
- iii) the use is limited in area, as outlined in Section 7.2.2 c);
- iv) the use may include, but is not limited to, home occupations, home industries, agri-tourism uses including overnight tourist accommodation and uses that produce value-added agricultural products, including those that use crops from other producers;
- v) the use is compatible with, and will not hinder, surrounding agricultural operations;
- vi) the use is appropriate to available rural services and infrastructure;
- vii) the use maintains the agricultural/rural character of the area;
- viii) the use meets all applicable environmental standards; and
- ix) outside storage areas, associated with the on-farm diversified use shall be included in the limited area calculations outlined in Section 7.2.2 c).

Outside storage areas shall be screened from the road and residential buildings on adjacent properties.

7.2.2.c)

c) On-farm diversified uses shall be limited in size in accordance with the following policies:

- i) the acceptable area occupied by an on-farm diversified use is up to 2% of a farm parcel to a maximum of 1 ha (10,000m²);
- ii) the gross floor area of buildings used for on-farm diversified uses is limited to an approximate 20% of the acceptable land area, as calculated in 7.2.2 c) i);
- iii) the land area and the area of existing buildings used for on-farm diversified uses may be discounted at the rate of 50%. Where the on-farm diversified use occupies the same footprint as a demolished building, the land area for the use may be similarly discounted by 50%;
- iv) where the on-farm diversified use uses an existing farm laneway, the area of the laneway will not be included in the area calculations;

DRAFT POLICY BACKGROUND REPORT

- v) 100% of the area needed for parking and outdoor storage for the on-farm diversified uses will be included in the area calculation;
- vi) If more than one on-farm diversified use is proposed on a single property, the combined area of all on-farm diversified uses shall be within the land area and building area requirements
- vii) On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, will not be permitted and will be encouraged to locate in areas of the County appropriately designated for the use;
- viii) On-farm diversified uses will be subject to site plan control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with the policies of Section 9.6.5 (Site Plan Control).
- ix) Severances to separate the on-farm diversified uses from the farm property will not be permitted.

Region of Niagara

Policy 5.B.21

The following criteria shall be considered when identifying whether or not diversification activities should be permitted in the Zoning By-law:

- a) Whether the proposed activity is more appropriately located in a nearby settlement area or in the Rural Area;
- b) Whether the use is required on or in close proximity to the agricultural operation for it to support and complement the agricultural activity;
- c) The extent to which the use is compatible with the existing farming operation and surrounding farming operations;
- d) Whether the scale of the activity is appropriate to the site and the farming operation;
- e) Whether the use is consistent with and maintains the character of the agricultural area;
- f) The use does not generate potentially conflicting off-site impacts;
- g) The use is limited to low water and low effluent producing uses, and the site is capable of accommodating the use on private water and private sewage treatment systems;
- h) The use does not require significant improvements to utilities or infrastructure such as roads or hydro services;
- i) The use complies with all other applicable provisions of the Regional Official Plan.

Policy 5.B.22

Farm diversification uses are small scale in relation to the principal farming operation. Preference is given to defining scale on the basis of size of the facilities and relationship to other uses rather than less enforceable criteria such as number of employees or value of product purchased. The appropriate scale for diversification uses may vary depending on the type of use and whether the activities are located in the Specialty Crop Areas (Tender Fruit or Grape Areas) or in the other Prime Agricultural Areas (Good General Agricultural Areas).

Policy 5.B.23

Value Added Production uses are intended to primarily serve the farm operation and surrounding local operations, and remain secondary to the principal farming operation in relation to the scale of the operation, its footprint and the product being manipulated. Such uses may be recognized “as of right” in local zoning by-laws. However, it is recognized that in order to extend the operating season of such uses, some product may be obtained from surrounding local farm operations or from other parts of Ontario provided the majority of product is from the farm or from surrounding local operations, particularly in the “off seasons” to allow the efficient operation of the processing uses and contribute to the ongoing viability of the farm. Such facilities may require a site specific zoning amendment prior to expanding the operation to include product from other parts of Ontario.

Policy 5.B.24

Value Added Marketing uses are intended to primarily serve the farm operation and surrounding local farming operations, and shall remain secondary to the principal farming operation, both in relation to the scale of the operation and its footprint. Within the Niagara Escarpment Plan Area the Policies of the NEP apply. Local Official Plans shall establish limits on the scale of various types of marketing uses, within the following guidelines:

- a) Roadside stands and “pick your own” facilities are limited to distribution of product produced from the farm operation, with parking areas and structures limited in area;
- b) Agricultural retail facilities shall generally be small scale, and may be smaller in Specialty Crop Areas;
- c) Bed and breakfast facilities shall not exceed 6 bedrooms;
- d) Restaurant facilities shall be accessory to existing farming operations and shall be small scale, but may be smaller in Specialty Crop Areas.

Policy 5.B.25

Agri-tourism uses that are directly related to agriculture may be recognized and regulated by the local municipality. The activities shall be subject to the following criteria:

DRAFT POLICY BACKGROUND REPORT

- a) The scale of the operation is limited and appropriate to the site and the surrounding area;
- b) The use has minimal impact on, does not interfere with and is compatible with the surrounding agricultural and rural land uses;
- c) The use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems;
- d) The use does not cause off site impacts related to infrastructure or transportation/traffic;
- e) The use does not generate potentially conflicting off-site impacts;
- f) The use complies with all other applicable provisions of the Regional Official Plan. Policy 5.B.26 Agri-tourism uses that are not directly related to agriculture but benefit from a farm location may be recognized and regulated by the local municipality. The activities shall be subject to the following criteria:
 - a) The scale of the operation is limited and appropriate to the site and the surrounding area;
 - b) he use has minimal impact on, does not interfere with and is compatible with the surrounding agricultural and rural land uses;
 - c) The use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sewage treatment systems;
 - d) The use does not cause off site impacts related to infrastructure or transportation/traffic;
 - e) The use does not generate potentially conflicting off-site impacts;
 - f) For special events, the use represents an occasional activity and is not a regular recurring activity;
 - g) The timing and duration of such uses does not hinder the agricultural operation on the site or on surrounding lands;
 - h) The use complies with all other applicable provisions of the Regional Official Plan.