



# Township of Southwold Official Plan Review

Virtual Public Open House  
February 9, 2021



# Tonight's Presentation

- Purpose of Tonight's presentation is to highlight the main updates to the Official Plan and receive any comments, questions or concerns



**TOWNSHIP OF SOUTHWOLD**  
**DRAFT OFFICIAL PLAN**

**NOVEMBER 2020**

# Public Open House

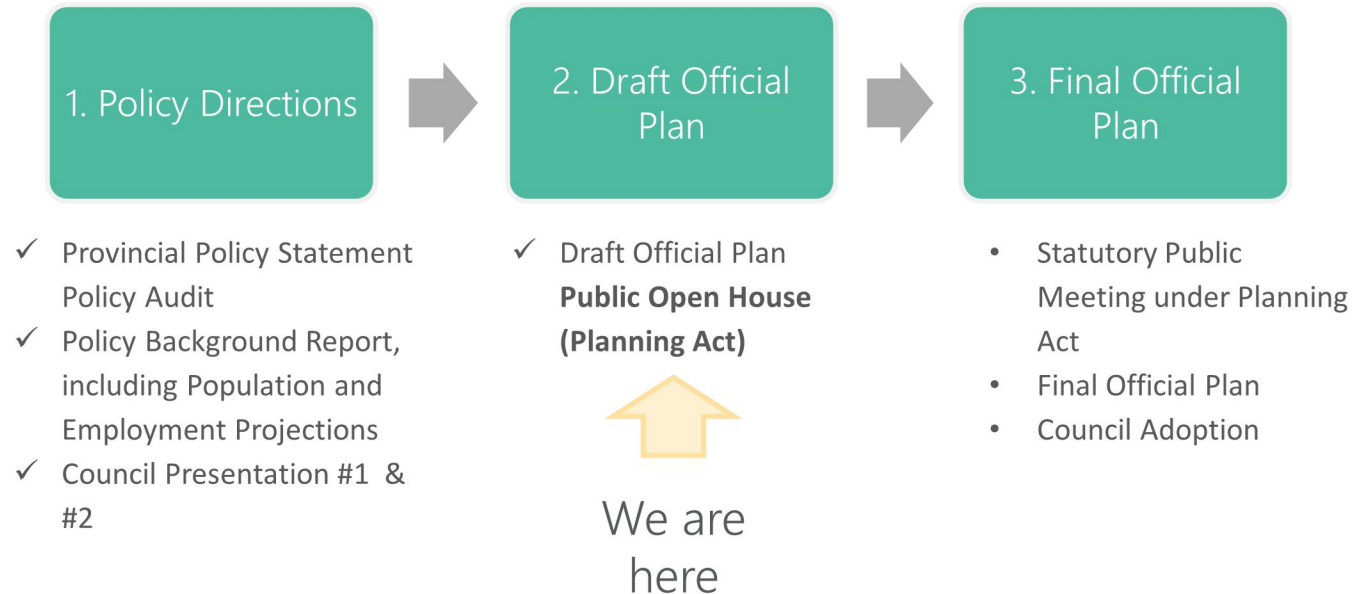
- Tonight's virtual public open house is intended to be an informal opportunity for staff and consultants to provide a brief overview of the proposed updates to the Official Plan
- Following presentation there will be an opportunity for questions
- How can I participate?
  - Type a question in the chat box
  - Raise your hand and unmute your mic
  - Please be sure to keep your mic on mute if you are not speaking
  - Allow others to have their say
  - Feel free to follow up with correspondence after the meeting



# 1.0

Background

# Official Plan Review Process

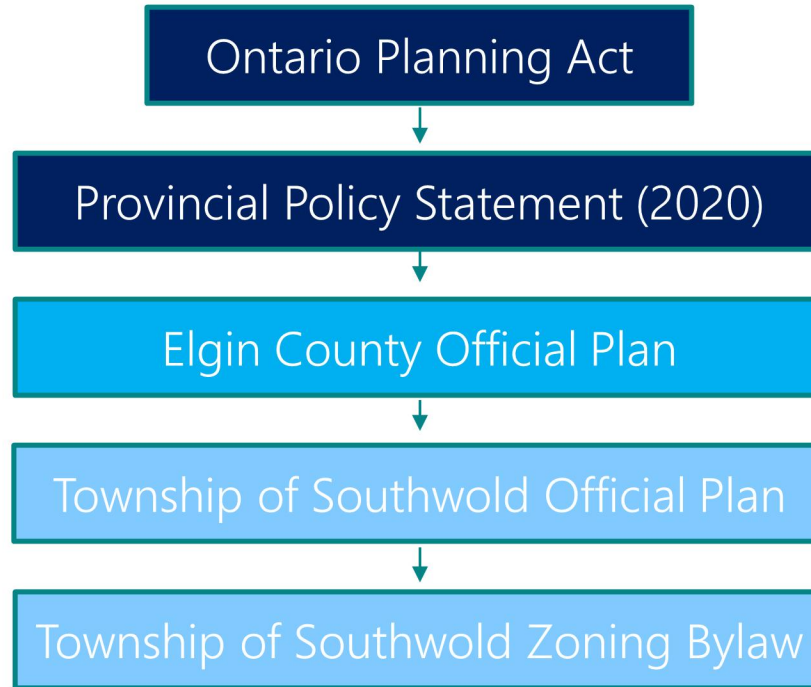


# What is an Official Plan?

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



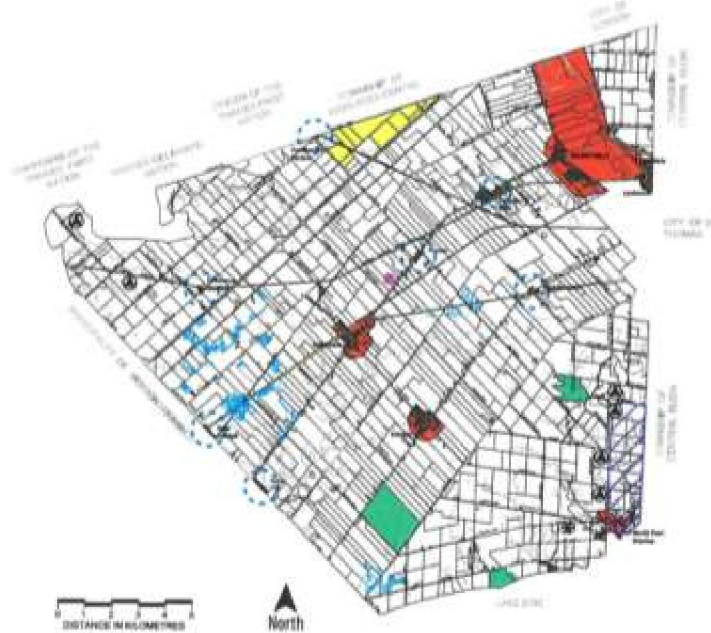
# Official Plan Policy Context



# Current Township Official Plan

TOWNSHIP OF SOUTHWOLD  
Official Plan  
Schedule 'A'  
Land Use

July 26, 2013



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



# Why Update the Official Plan?

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

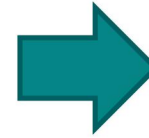
# Approach to OP Update

## Provincial Considerations

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

## Local Considerations

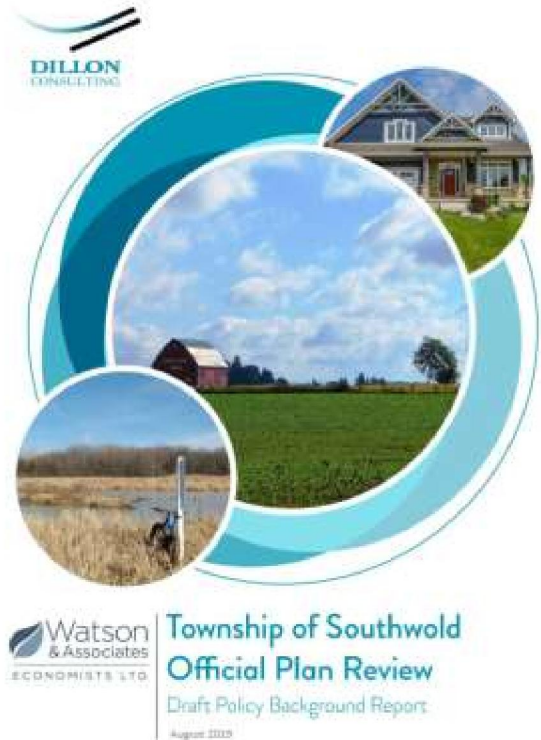
- Housing Market
- Economic Development Opportunities
- Land Needs
- Environment System
- Agricultural System
- Infrastructure Needs



2020  
Southwold OP  
Update

# OP Review Considerations

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

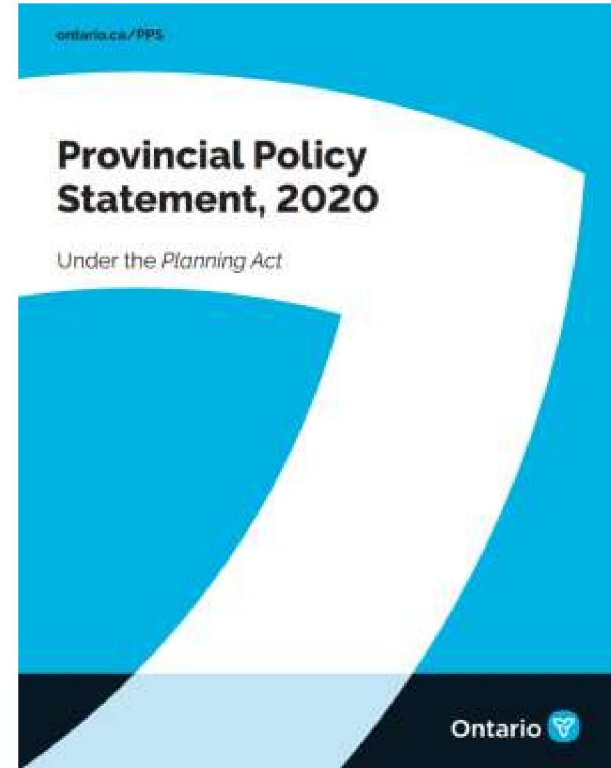


# County Official Plan

- Updated OP has been prepared to consider a number of the County's Official Plan policies, such as:
  - Growth management based on hierarchy of settlement areas
  - Natural heritage system/policy alignment
  - Similar approach for agricultural system mapping
  - County OP policies for protection/conversion of employment lands
- Alignment is based on the County's current in force/effect Official Plan

# Provincial Policy Considerations

- On May 1, 2020 the new PPS came into effect
- Updated OP takes into consideration a variety of new/nuanced policy directions from the Province
- Some of the main areas for alignment include:
  - Growth management
  - Natural heritage systems
  - Natural hazards
  - Agricultural system
  - Climate change





# 2.0

Draft Official Plan

# Revised OP Structure

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

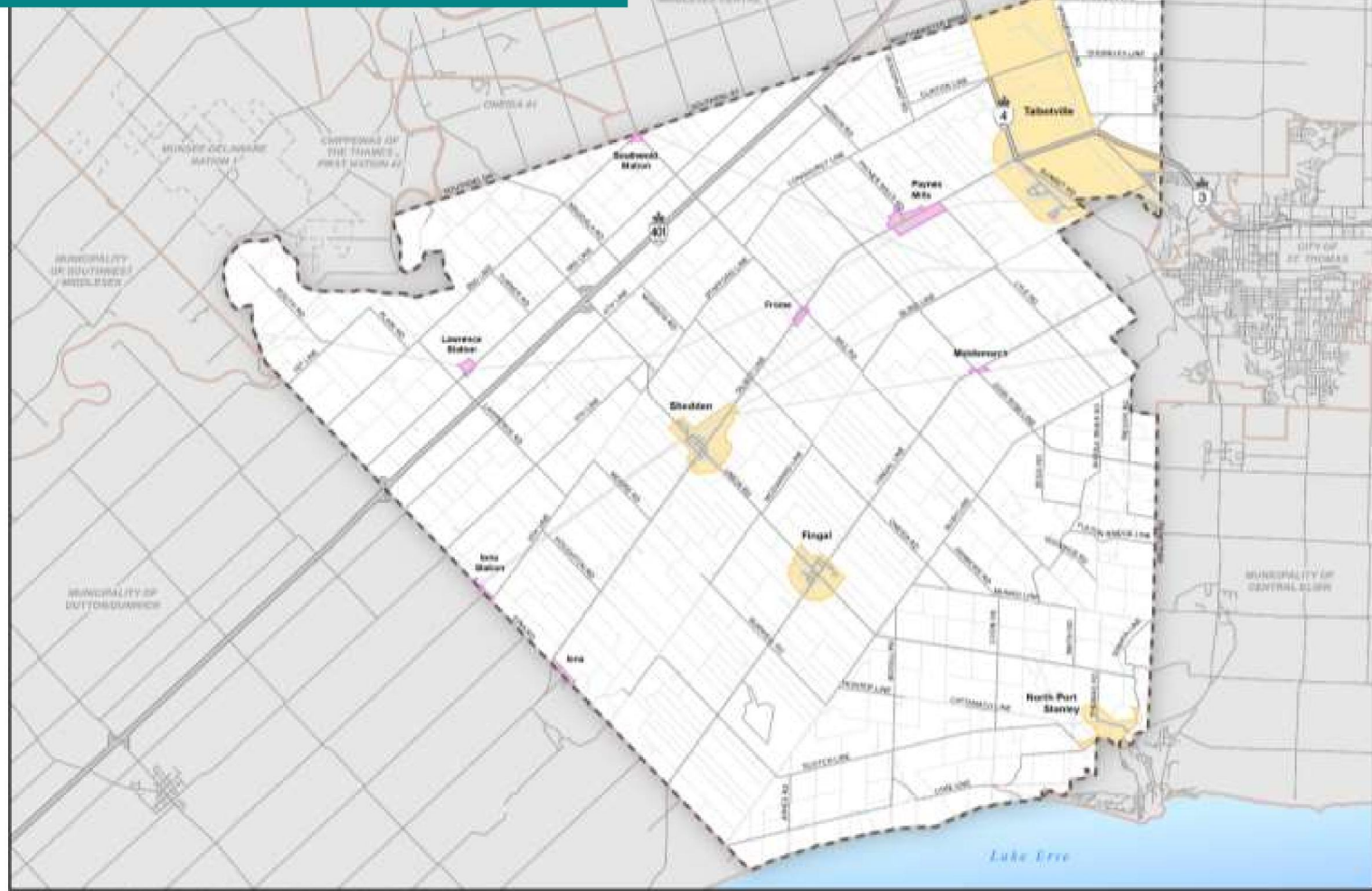


# Growth Forecast

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



# Schedule 1: Municipal Structure



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

### Base Mapping

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



NORTH

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

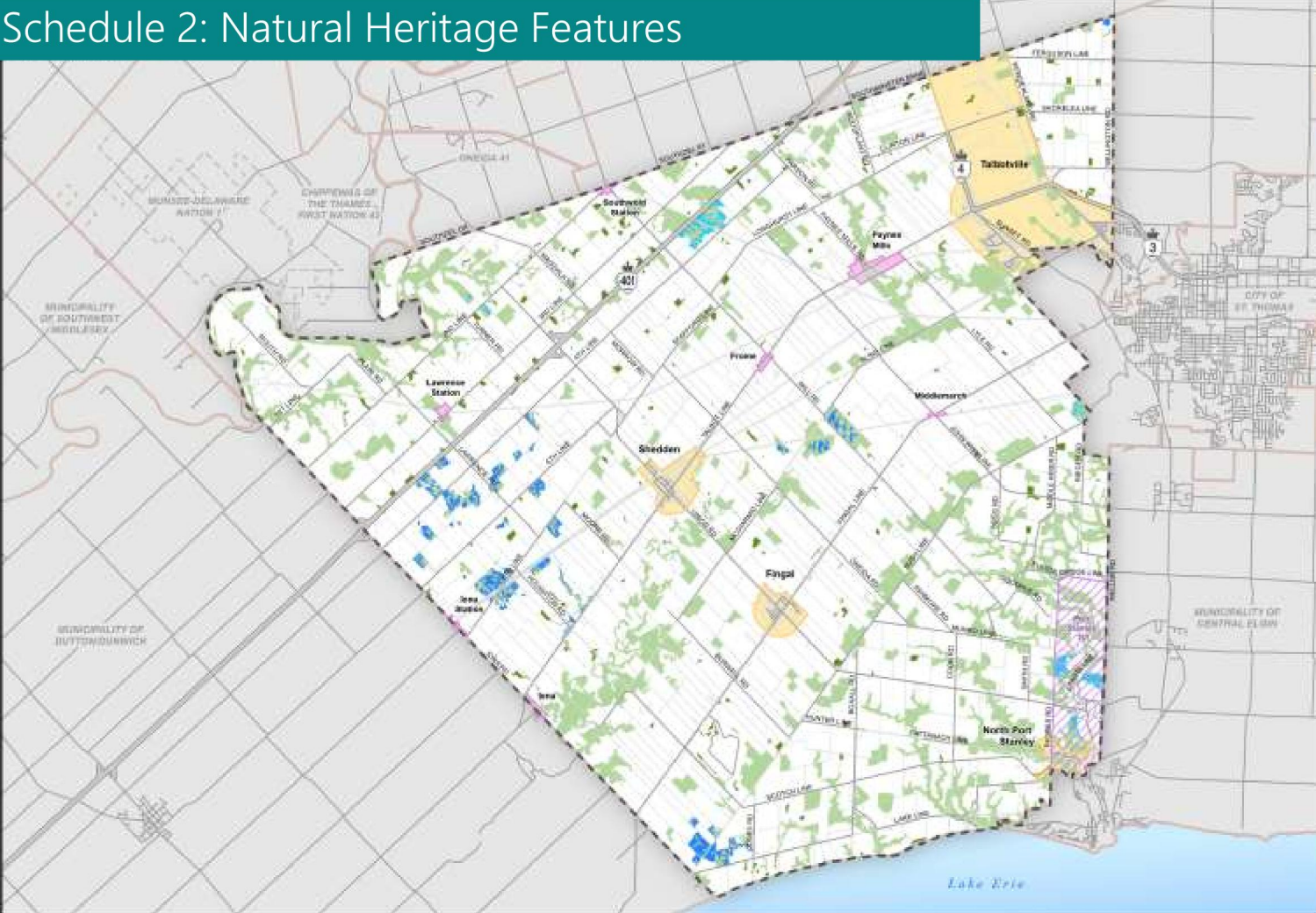
November 27, 2020  
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# Key Policy Changes

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

# Schedule 2: Natural Heritage Features



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

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

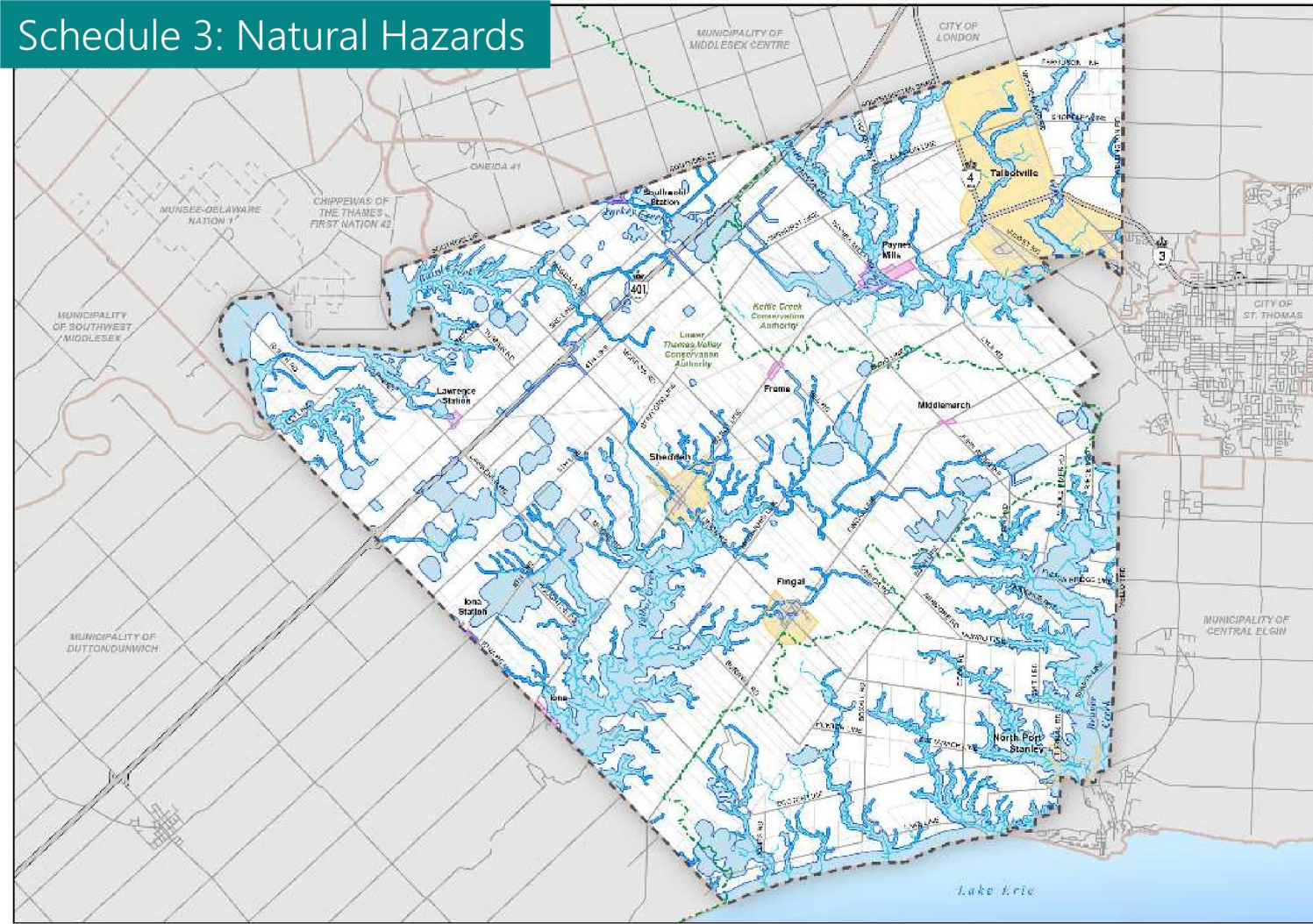


Map Prepared by: PFM  
 Dillon Consulting Limited  
 Map Checked by: PJK  
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# Schedule 3: Natural Hazards

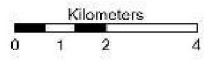


- Natural Hazards**
- Hazardous Lands
  - Conservation Authority Regulation Limit Area
  - Conservation Authority Jurisdictions
- Base Mapping**
- Highway
  - Roads
  - Watercourses
  - Parcels
  - Settlement Areas
  - Hamlets
  - Township of South Huron
  - Municipal Boundaries



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

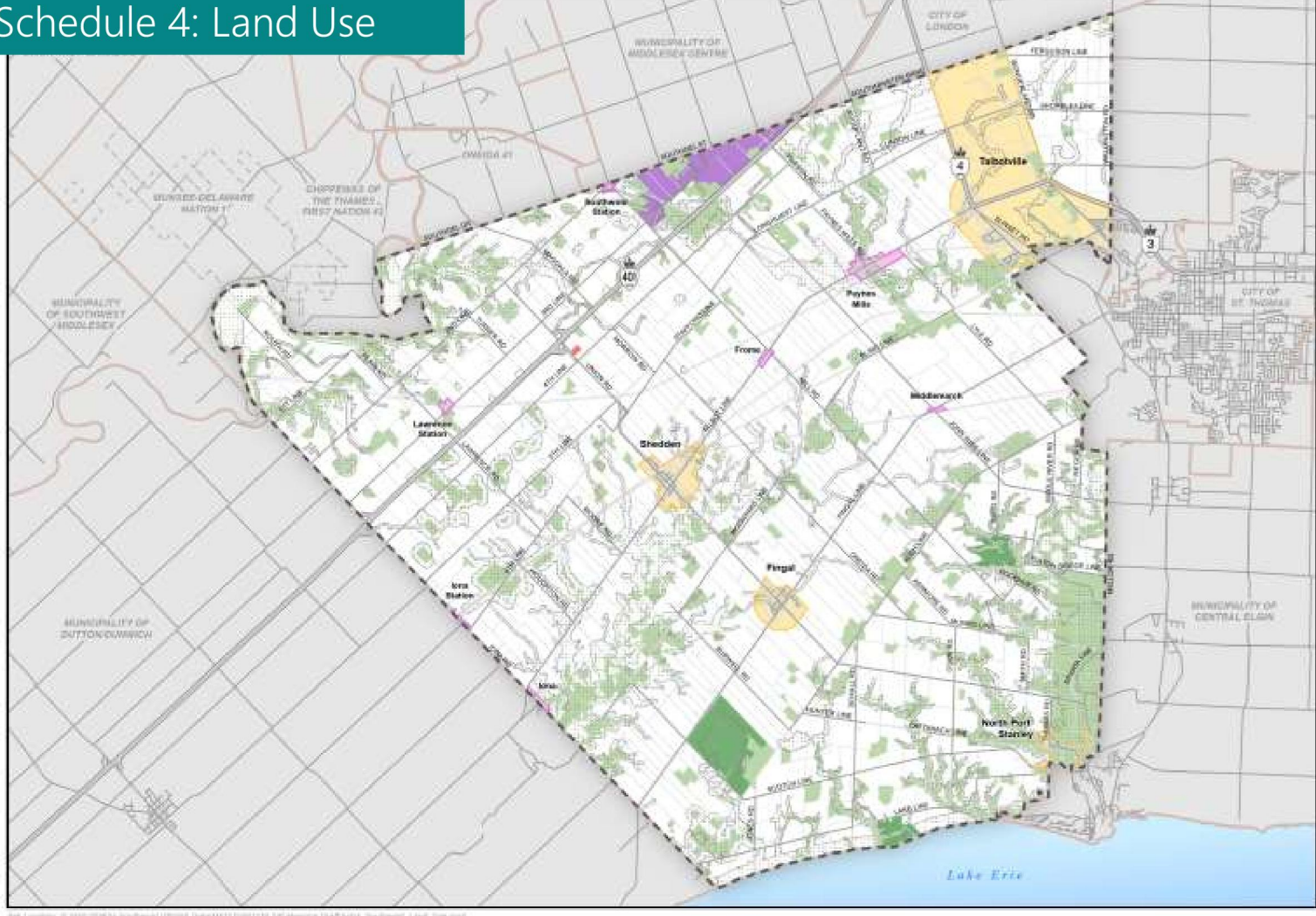
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# Key Policy Changes, Land Use

- Settlement Areas: Provide policies for Residential, General Commercial and Industrial uses, minor adjustment to settlement area boundaries to align with parcel fabric
- Hamlets: Infilling, new development policies clarified
- Agricultural Area: Updates allow for a greater variety of uses, including on-farm diversified uses
- Commercial: Additional lands added in Tablbotville, access and permitted uses clarified

# Schedule 4: Land Use



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

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



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# Schedule 4A: Talbotville Land Use




**Land Use**

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

**Base Mapping**


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




**NORTH**

Map Prepared by: PHS  
 Dillon Consulting Limited  
 Map Consulted by: P.H.  
 Dillon Consulting Limited

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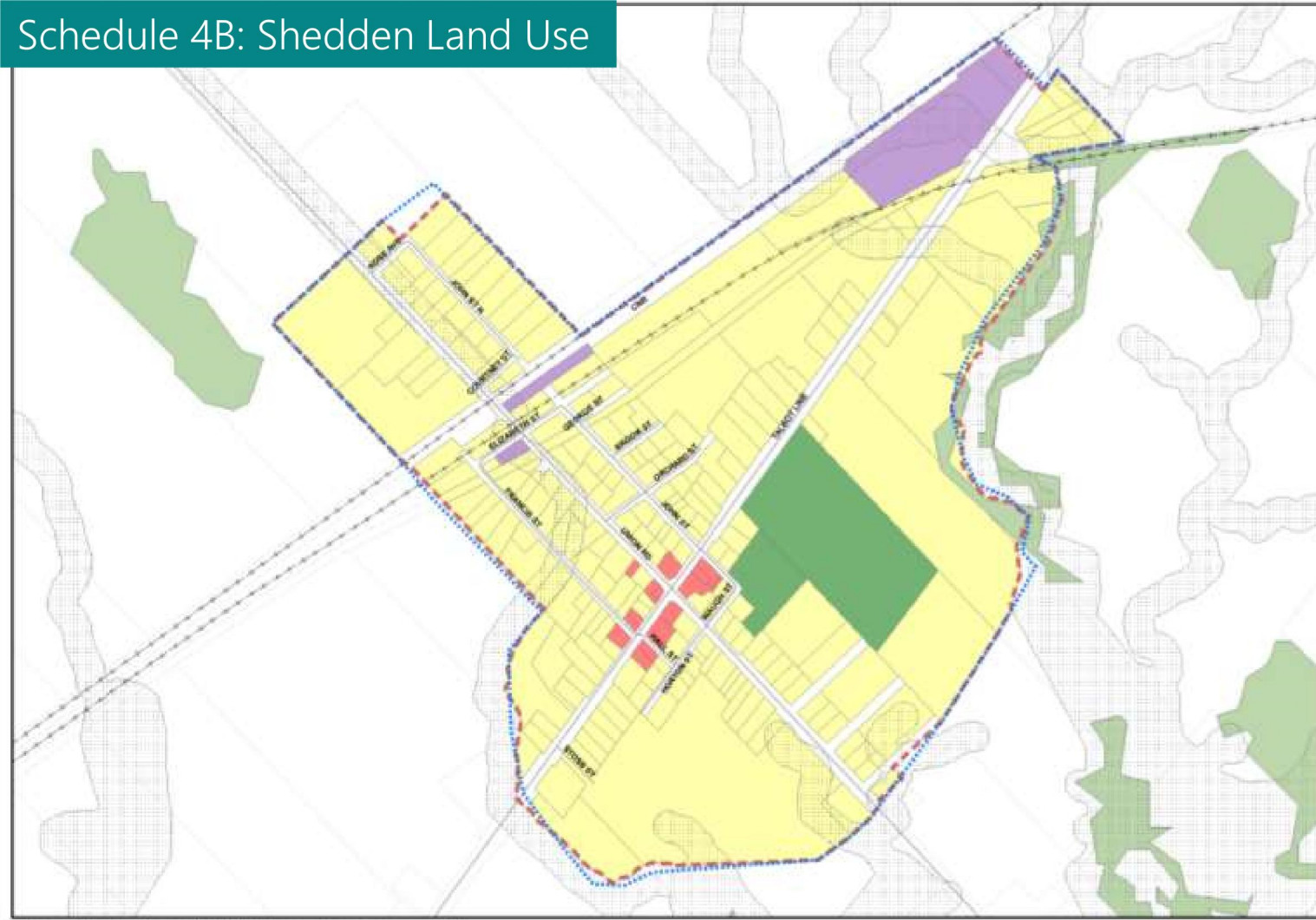


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# Schedule 4B: Shedden Land Use



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

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

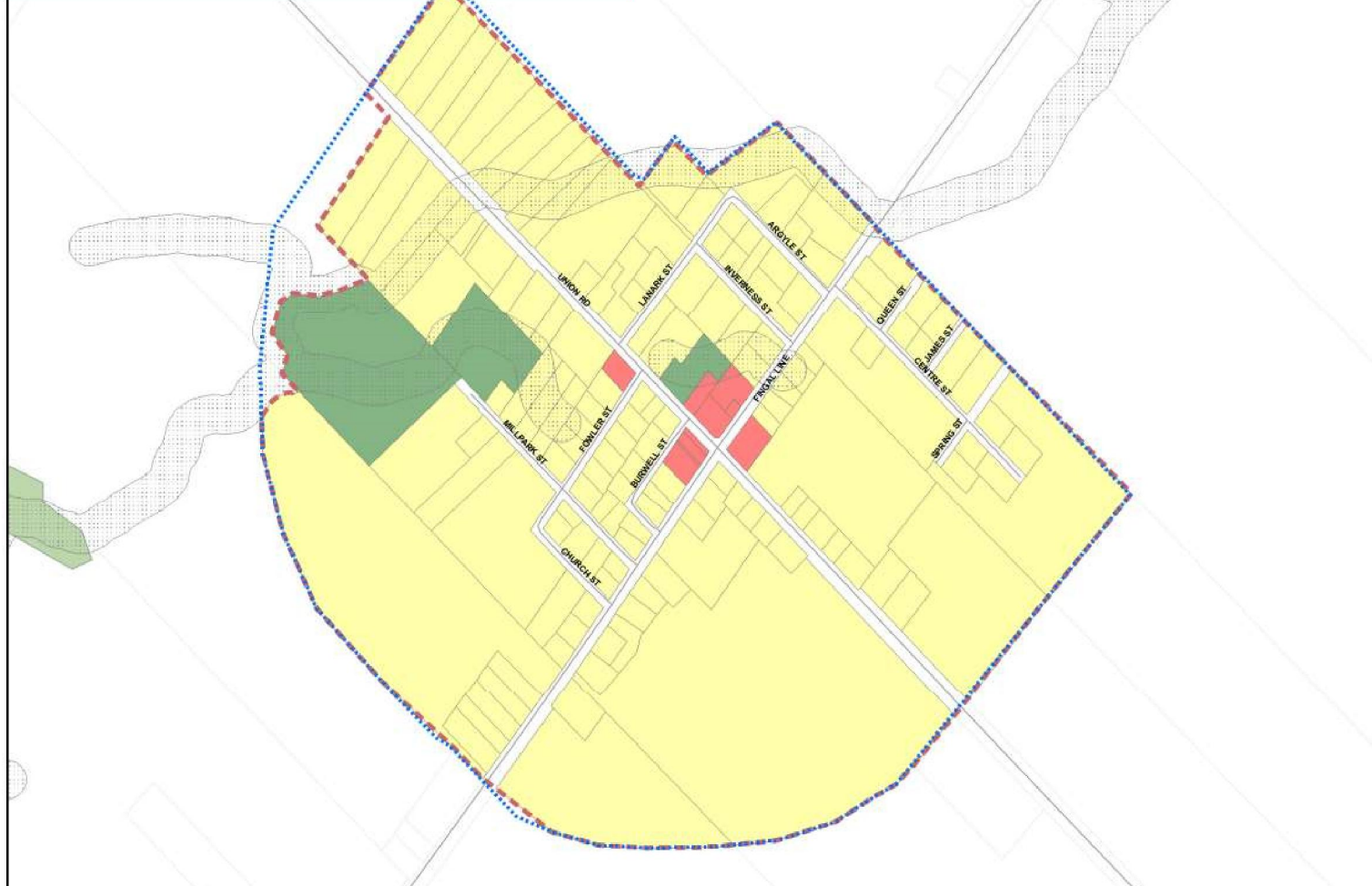


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Dillon Consulting Limited  
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# Schedule 4C: Fingal



**Land Use**

- Residential
- General Commercial
- Open Space
- Natural Heritage Features
- Hazard Lands (Overlay)

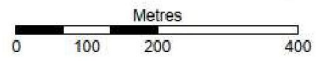
**Base Mapping**

- Roads
- Parcels
- Settlement Area Boundary (Current)
- Settlement Area Boundary (Proposed)
- Municipal Boundaries

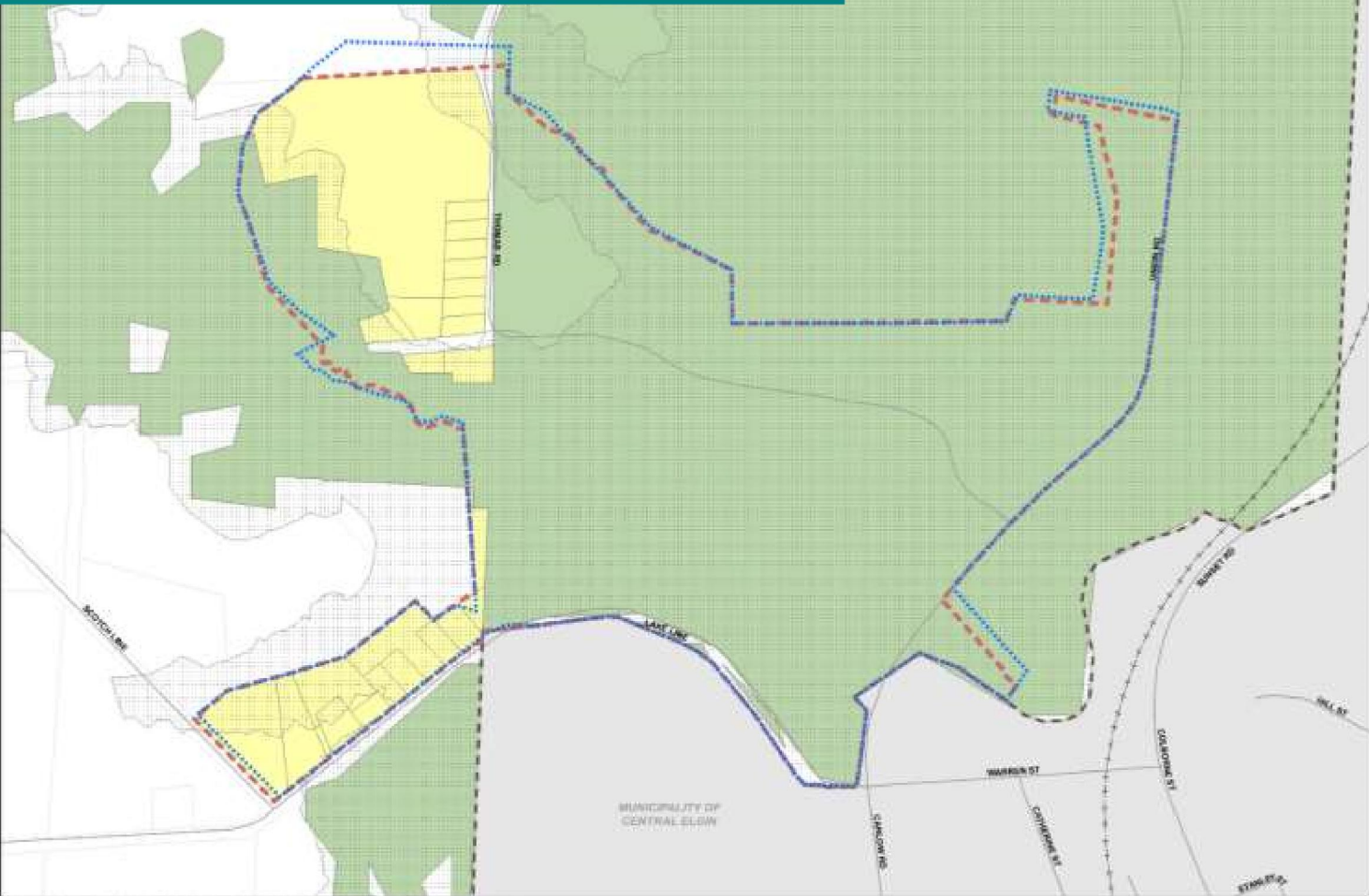


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Map Checked by: PJK  
Dillon Consulting Limited

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



## Land Use

- Residential
- Natural Heritage Features
- Hazard Lands (Overlay)

## Base Mapping

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

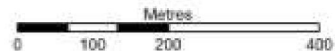


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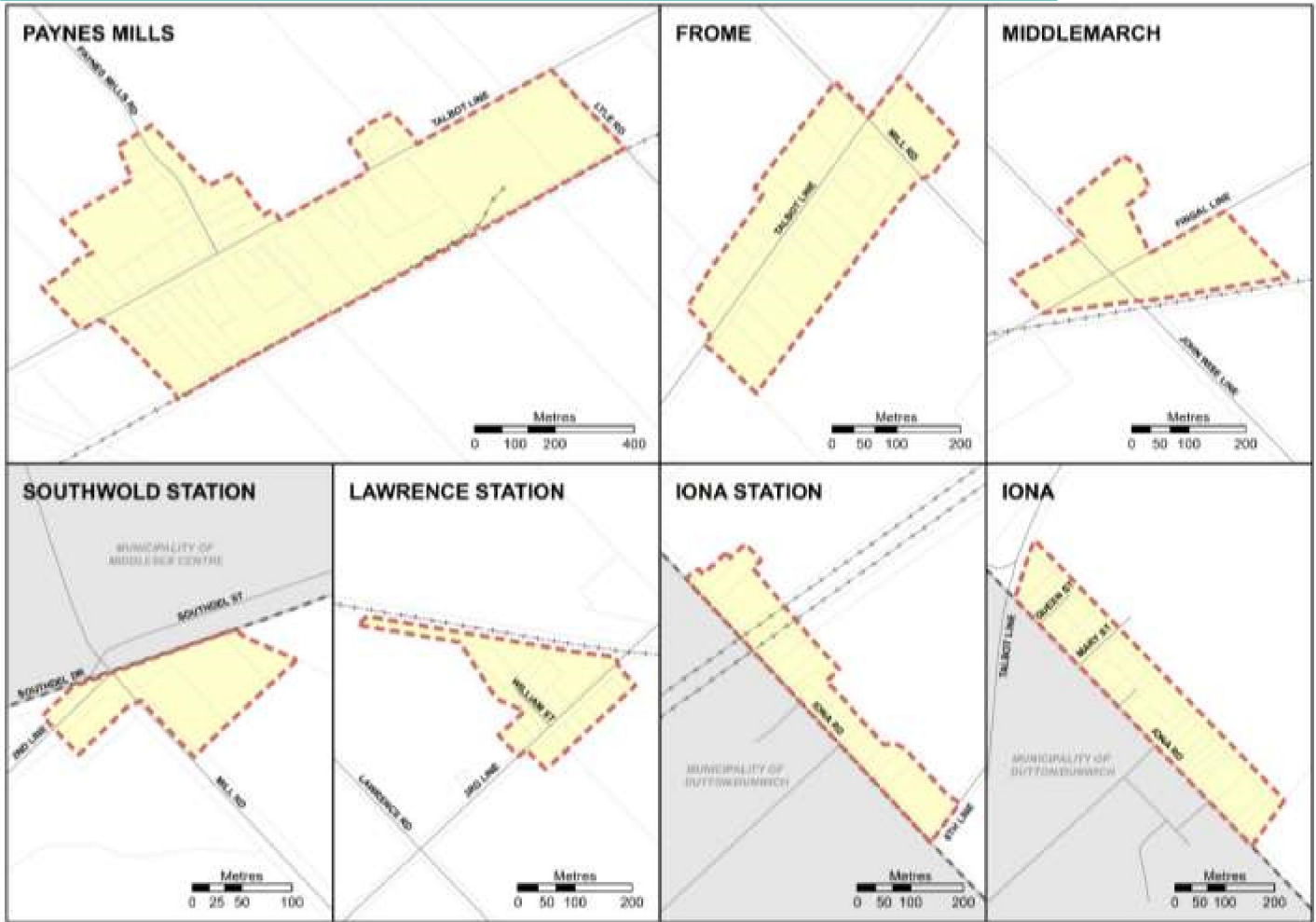
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Map Checked by: PJK  
Elgin Consulting Limited

November 30, 2020

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# Schedule 4E: Hamlet Settlement Area Boundaries



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



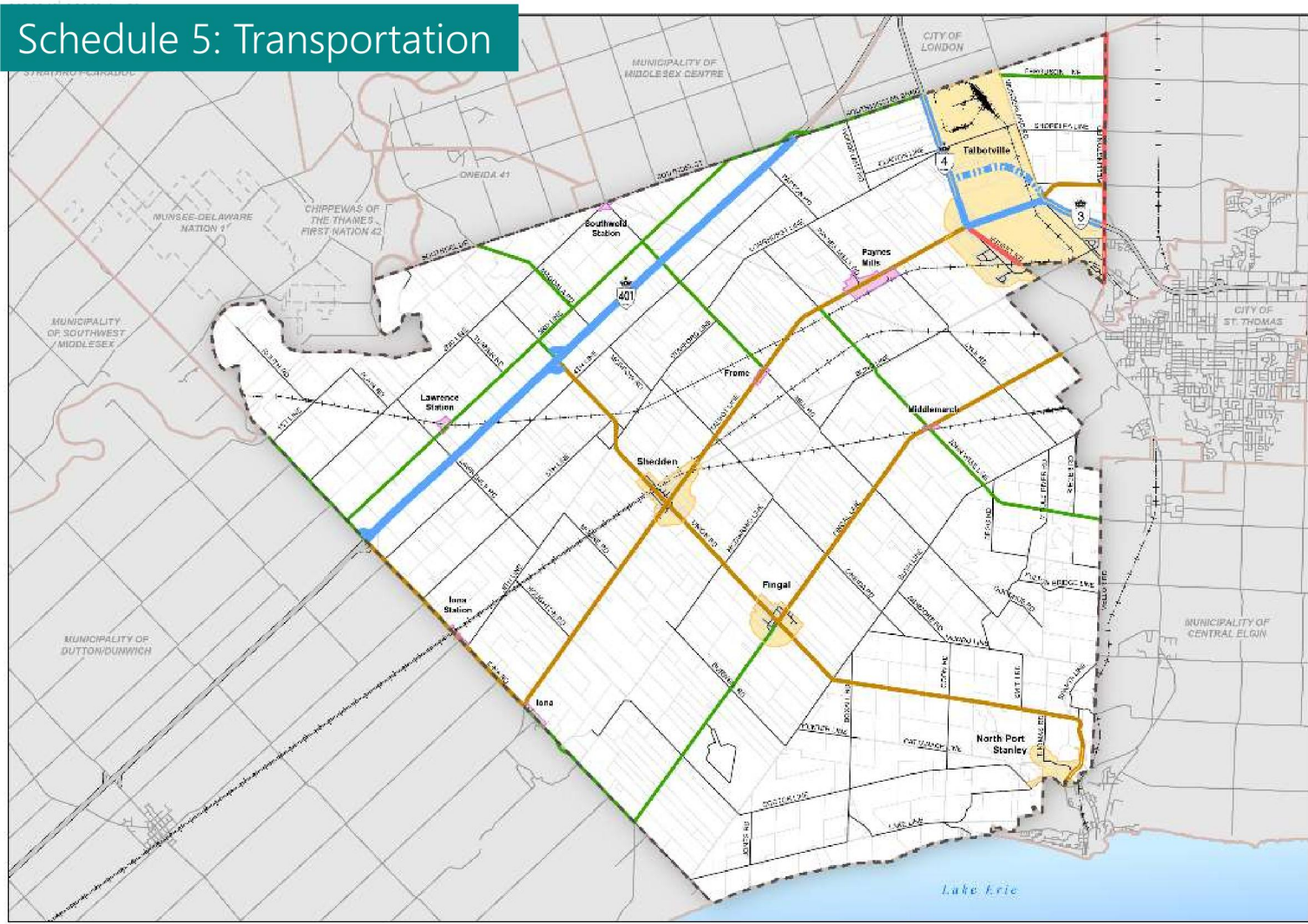
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 Bruce Consulting Limited  
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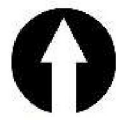
# Key Policy Changes, Infrastructure

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

# Schedule 5: Transportation



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

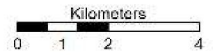


**NORTH**

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

November 27, 2020

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# Key Policy Changes, Climate Change

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



# 3.0

Next Steps

# Next Steps

- Statutory Public Meeting under Planning Act on Tuesday, February 16 at 7:00pm
- Final Official Plan
- Council Adoption (date to be determined)



# Next Steps

- If you have additional comments or questions, please submit them to:

Township of Southwold  
35663 Fingal Line  
Fingal, Ontario, N0L 1K0  
[planning@westelgin.net](mailto:planning@westelgin.net)  
519-375-2149