

Meeting Date: January 17, 2022
Department: Building, By-law & Planning
Report No.: BBP-2022-14
Submitted by: Jennifer Huff, Director of Building & Planning
Approved by: Fred Tranquilli, Chief Administrative Officer / Clerk
SUBJECT: **Presentation of Official Plan Background Reports – Policy Directions and Conformity Report**

RECOMMENDATION: THAT: Council receive Report BBP-2022-14 for information.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- Economic Development: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.
- Destination Building: Strathroy-Caradoc will provide distinct experiences that celebrate its past and future by prioritizing innovative new ideas that set the community apart.

Specifically, the 5-Year update to the Official Plan was identified as one of several short-term tactics necessary to achieve the above noted strategic priorities.

BACKGROUND:

The purpose of the subject report is to present to Council the [Draft Policy Directions and Conformity Report \(PDCR\), November 2021](#). This report was completed by WSP and is intended to guide the updates to the Official Plan, as part of the larger Official Plan review project, Growing Together. It is available for review on the website, growingtogether.ca.

This report presents a high-level summary of the PDCR and its recommendations. It is noted that consultants from WSP will attend the January 17th, 2022 Council meeting to provide a power-point presentation and to be available to answer any questions.

COMMENTS:

The purpose of the PDCR is to review the existing Official Plan in order to determine where updates are required to ensure it is consistent with / conforms to provincial land use planning policies, regulations and guidelines and the County of Middlesex Official Plan. This review has also included a housekeeping component to remove duplicity, increase readability, and make minor technical changes. Finally, this report reflects the recommendations of the final Attainable Housing Study and Parks and Recreation Master Plan, as well as the draft recommendations stemming from the Transportation Master Plan, Employment Lands Study, and Regional Commercial Systems Study.

This report is important as all 5 Year Review Official Plan Amendments are reviewed by the County and the Province prior to approval.

It is noted that the PDCR report was completed with input received during a consultation process with the public as well as stakeholders (e.g., the County of Middlesex, Municipal Council). While the County Official Plan is also in the process of being updated, staff and WSP consultants received direction and input on proposed revisions to the Strathroy-Caradoc Official Plan from County staff members.

The Draft Policy Directions & Conformity Report contains detailed policy ideas for the updated Official Plan. The key directions include:

- Updating the Residential land use designation in Mt. Brydges and Strathroy to permit a broad range of housing options, as well as other uses such as schools, small-scale retail, and parks to build vibrant neighbourhoods;
- Planning for climate change and sustainability;
- Supporting the agricultural community through expanded permissions for on-farm diversified uses and agriculture-related uses;
- Promoting mixed-use development in specific locations in Mt. Brydges and Strathroy; and
- Protecting the natural heritage system.

The recommendations the PDCR will provide the skeleton of the Official Plan upon which the recommendation from all eight of the studies and master plans will be used to further update the Official Plan. All of these changes will culminate in the presentation of a draft, red-lined revised Official Plan that will be prepared for public review, feedback and modifications, prior to the finalizing version being presented for adoption by Council.

NEXT STEPS

It is requested that Council and the public consider the draft Policy Directions and Conformity Report and provide comments on the noted changes directly through staff or to the project team through the growingtogethersc.ca. This will allow the consulting team to finalizing the PDCR. Comments and feedback is requested to be provided by January 31, 2022.

FINANCIAL IMPLICATIONS:

- NONE AT THIS TIME

ATTACHMENTS:

- [DRAFT POLICY DIRECTIONS AND CONFORMITY REPORT – NOVEMBER 2021 \(LINK\)](#)