

# Land Use Policy Review and Analysis

## Preliminary Policy Directions

The new Official Plan will incorporate direction from the Provincial Planning Statement, 2024 and recent legislative changes impacting land use planning. It will also align with local strategic planning documents, such as the Strategic Plan, Rural Investment Readiness Strategy, and Community Improvement Plan, and integrate recommendations from ongoing local plans and studies. Through the creation of the new Official Plan, existing gaps between the current Official Plan, the Region's former policies, and new Provincial guidance from the Provincial Planning Statement will be addressed.

### Establishing Guiding Principles, Goals and Objectives

- The new Official Plan will guide growth over a 25-year horizon, responding to evolving trends in climate change, housing, transportation, demographics, and employment.
- A stewardship-based approach should be taken to guide continued preservation of agricultural lands and the Natural Heritage System, while supporting modest growth and rural economic development opportunities.
- The goals and objectives should align with those identified in recent local Plans, including the Strategic Plan, Master Plans, and the Community Improvement Plan.

The following guiding principles are based on the topics outlined in the background reports and the existing Official Plan goals and objectives:



#### Agricultural

- Continue to protect prime agricultural areas and maintain the Township's rural identity.
- Strengthen Protected Countryside policies to preserve prime agricultural lands and natural heritage features that support ecosystem resilience to climate change.
- Update implementation policies to recognize the use of horse-drawn vehicles without added approvals or administrative steps.



#### Climate Change

- Promote a resilient and adaptive Township through responsible resource use, reduced greenhouse gas emissions and demands on energy, water, and waste systems.
- Adopt and refine the Regional Official Plan policies that protect and enhance the Township's Greenlands Network.
- Include policies that support High Performance Development Standards that emphasize energy efficiency, green design, native landscaping, low impact development, and passive solar orientation.



#### Complete Communities

- Create public spaces and streetscapes that are safe and accessible for people of all ages and abilities and support opportunities for daily physical activity and social interaction.
- Incorporate Regional Official Plan principles for the achievement of complete communities.



#### Cultural Heritage and Archaeological Resources

- To protect and conserve the cultural heritage and archaeological resources of the Township and provide for early engagement of Indigenous communities in development applications.



#### Growth and Housing

- Accommodate modest residential and employment growth within designated settlement areas and through measured settlement area expansions where appropriate.
- Where appropriate, provide a mix and range of housing options, including more affordable housing types, to meet the projected needs of present and future residents throughout all stages of their lives.

# Land Use Policy Review and Analysis

## Preliminary Policy Directions

(Cont'd)



### Health, Community and Social Services

- Strive to ensure health, community and social services are provided within the Township through partnerships with community and not-for-profit organizations, the Region, Ontario Health Teams and relevant Ministries.
- Incorporate Regional Official Plan principles for considering the wellbeing and belonging of all residents.



### Servicing and Infrastructure

- Establish a framework for coordinating with the Region to assess water and wastewater capacity and future needs.
- Incorporate policies for communal water and wastewater servicing within settlement areas, based on direction in the Provincial Planning Statement.
- Define responsibilities and formal agreements for small communal water systems with the Region.



### Transportation

- Guided by the Transportation Master Plan, ensure that the Township's transportation network is integrated to support the efficient movement of people and goods and meet the needs of pedestrians, cyclists, horse-drawn vehicles, farm equipment and motor vehicles.
- Ensure transportation and mobility policies that impact climate change are reflective of recommendations created through the Transportation Master Plan.



### Source Water Protection

- Integrate and update source water protection policies in consultation with the Region to ensure continued protection of groundwater resources.
- Incorporate Regional policies on source water protection into the New Official Plan and Secondary Plan for the ongoing protection of source water.



### Rural Economic Development

- Support and encourage agribusinesses and agritourism throughout the Township and the diversification of the economic base.
- Develop policies that strengthen agri-business and rural economic development by supporting value-added agriculture, on-farm diversification, agri-food, and agri-tourism –aligned with the Community Improvement Plan, Rural Investment Readiness Strategy, provincial guidelines and farmland protection goals.



### Stormwater Management

- New policies should acknowledge Consolidated Linear Infrastructure Environmental Compliance Approval requirements, as well as funding, monitoring, and maintaining stormwater and Low Impact Development systems.
- Include clear stormwater management policies and design standards, consistent with the 2017 Development Standards in the new Official Plan.



### Parkland, Open Space and Recreation

- Provide for an accessible, connected, and integrated system of parks, open spaces, and trails that are linked to existing natural features, parks, and trails.



### Land Use

- Maintain distinct boundaries between urban and Countryside areas by ensuring efficient use of urban lands and restricting incompatible uses within the Countryside.