

Comment	Change Made	Section Reference
Provincial/ Federal Policy Alignment		
Planning Act	Policy modifications to align with OP policies with the permissions of the Planning Act regarding Planning Act applications.	Section 2.2, Section 2.3.5, Section 3.1.1.1.2, Section 4.4.1, Section 4.7.3, Section 5.1, Section 7
Provincial Policy Statement, 2020 (PPS)	Various definitions have been slightly modified to ensure alignment with PPS. Some terminology in text changed to aligned with terminology used in PPS.	Section 2.6.2, Section 3.5.4.2, Section 3.6.2, Section 3.6.4, Section 7
Conservation Authorities Act	Policy modifications have been undertaken to align OP policies with the regulatory changes regarding the regulation of development, buildings, and structures from natural hazards.	Section 3.5.3, Section 3.7.5.3, Section 3.7.5.4, Section 3.7.6.1, Section 3.7.6.2, Section 3.7.7.1.5, Section 4.2.4, Section 4.5.1 Section 4.5.3.2, Section 4.7.8.3, Section 7
Heritage Act	Policy modifications have been undertaken to align land use permissions with the Heritage Act.	Section 4.6.2, Section 3.5.3, Section 4.6.3, Section 6.2.1, Section 7

Guidelines for New Development in Proximity to Railway Operations	General policies have been modified to protect sensitive uses from railway operations and align definitions with that of the FCM/RAC Guidelines.	Section 4.7.4, Section 7
Aggregate Resources Act	Policy modifications have been undertaken to align OP policies with land use protection policies of Aggregate Resources Act.	Section 3.6.2, Section 3.6.4
Proposed Provincial Policy (e.g. Provincial Planning Statement, 2024)	No policy or mapping changes were made to the Official Plan as a result of planned or proposed policy. Based on consultation with the Ministry of Municipal Affairs and Housing (MMAH) and the recommendation of the project consultant, WSP, it has been determined that the best course of action is to continue working on the Official Plan and adapt to legislative changes following Royal Assent, as they arise.	N/A
Comment	Change Made	Section Reference
Agriculture		
MDS within Settlement Areas	MDS setbacks will not be required for new development within the expanded settlement areas, as per the OMAFRA MDS Guidelines and lands will be redesignated to align with Settlement Area land use permissions.	Section 2.5.1, Section 2.6.2
Non-inclusion of Rural Land Policy	‘Rural Lands’, as defined in the PPS, do not exist in Perth County, and as such are not contemplated or recognized in the Official Plan.	Section 3.5

Expansion permissions for legacy commercial and industrial uses	It is recognized that legacy/historical industrial and commercial uses within the agricultural designation are unlikely to return to agricultural operations. Permissions provided in OP for the continuation and potential future expansion of these provisions will be subject to compatibility policies.	Section 3.5.4.4.3
Comment	Change Made	Section Reference
Document Clarity		
Various definitions not included	A modification has been made to the Interpretation section to provide additional clarification on terminology that is referenced and defined in the Official Plan and when the normal meaning of a word applies.	Section 1.2.1
Interpretation of Plan	A modification has been made to the interpretation section to clarify when policies require mandatory course of action versus consideration.	Section 1.2.1
Reference to specific Ministry's and Legislature	As per MMAH direction, reference to specific Ministries in the Official Plan have been modified and generalized to reduce subsequent amendment(s) to the Official Plan should changes in Ministry names occur.	Sections 1 - 7
Inclusion of previous/existing site-specific permissions/uses not included	Rather than bringing over each previous site-specific policy, the Official Plan text was revised to include site specific policies within the Official Plan policies themselves, no longer requiring site specific requirements for various properties.	Sections 1 - 7

Formatting	Various formatting changes were made to improve the readability of the Plan.	Sections 1 - 7
Comment	Change Made	Section Reference
Growth Management		
Safe, Active, and walkable communities	Small additions have been made to OP policy as a result of Public Health suggestions.	Section 2.5, Section 4.4
Urban Fringe	Revision to prohibit lot creation, use expansion, and designation expansion for legacy urban fringe areas.	Section 3.4.2
Clarity on density requirements vs targets within Settlement Areas	Modifications to policy have been made to clarify that the percentages of low-, medium- and high-density housing referenced in the draft Official Plan are not technically targets, but more of a forecast based on existing market demand.	Section 2.3.1
Request for majority of new development be higher density	Modifications have been made to policy to place a greater emphasis on higher density development and intensification.	Section 3.1.1.1, Section 2.3.4
Growth Focus	Clarification that serviced settlement areas are the focus of growth and the location of the majority of new development.	Section 2.5, Section 2.6.2, Section 3.2, Section 3.2.1, Section 3.2.2
Candidate Lands	Revisions to Candidate Land Policy were made to further emphasize the protection of existing land uses within identified candidate lands. Clarification that existing land allocation to Settlement Areas is sufficient to meet the expected land needs to 2048.	Section 2.6

Hamlet Growth - Sebastopol	Aligns growth policy within the County Official Plan with that of the Oxford Official Plan, which prohibits extension of services from Tavistock for new development in Sebastopol.	Section 3.2.4
Comment	Change Made	Section Reference
Natural Environment		
Request to restore the current definition of woodlot	The Natural Environment mapping includes woodlots that are 1 hectare or larger.	N/A
Request for a new policy that guarantees the threshold for mapping woodlots won't be further reduced	The policies of the Official Plan are in alignment with current Provincial policy and will continue to apply until such time as they are amended or repealed as a result of provincial policy change. The County is required to review the Official Plan every 5 years and it is required to update the Official Plan as necessary for conformity with Provincial policy at that time. Staff do not recommend a policy to this effect.	N/A
Request to maintain current Natural Environment policies	The existing NE policies are 25 years old and are not consistent with current planning legislation nor best practices and as such cannot be maintained.	N/A

Permitted uses in Natural Environment	Modifications were made to the NE policy section to better preface and clarify the permissions within the NE policies, including those that do not apply to existing <i>agricultural uses</i> or recreational uses and are only implemented through a <i>Planning Act</i> application.	Section 3.7, Section 3.7.5
Greenhouse Gas Reduction (GGR)	Recognized that not all local municipalities have adopted a GGR Plan and OP has been modified to better reflect this.	Section 4.7.7
Environmental Impact Study Requirements	Additional policy was added to the EIS section of the OP to clarify an EIS is only triggered under Planning Act applications.	Section 3.7, Section 3.7.6
Sewage Lagoons	Confirmation within OP policy that Sewage Lagoons are not considered waterbodies.	Section 3.7.7
Comment	Change Made	Section Reference
On-Farm Diversified Uses		
Clarity of On-Farm diversified use policies	Official Plan policies and definitions modified to clarify that On Farm Diversified Uses may be located within buildings or outside of the Buildings and specific examples of OFDU have been provided.	Section 3.5.4.2, Section 3.5.4.3

Passive Recreation Clarity	Definitions in the OP have been modified to provide clearer definition of “Passive Recreation” with a non-exhaustive list of examples such as hiking, bird watching, picnicking, flying kites, etc. Passive recreational uses are those that do not require the development of specific facilities. This could include activities such as walking/hiking, birdwatching, or picnicking.	Section 3.5.1, Section 7
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