

### **SECTION 3 - APPROACH**

*ADDED BY* This Official Plan is the County of Perth's first County-wide Official Plan.  
*OPA # 47* There were many reasons for the County wanting to establish a County Official Plan, including the following:

- the desire for a common and consistent approach to planning throughout the rural parts of the County.
- the County having been prescribed by the Province as a upper-tier level of Government requiring a County Plan.
- the desire to reduce needless duplication of work associated with the continued review and updating of Official Plans for the rural ward areas throughout the County.
- the desire to take on greater responsibilities in respect to subdivision approvals, local Official Plan Amendment approvals, and planning in general throughout the County.

*ADDED BY* This County Official Plan will serve as both an upper-tier Official Plan and a  
*OPA # 47* lower-tier Official Plan throughout the area comprised of the rural ward areas in the County. While it establishes basic or general policies aimed at directing and focusing non-farm growth to the serviced urban areas within the County, the local Official Plan documents for the Listowel Ward in the Town of North Perth, the Milverton Ward in the Township of Perth East, and the Mitchell Ward in the Municipality of West Perth will remain in effect for the time being. These remaining Official Plan documents may be incorporated into the County Plan through the amendment process at a later date.

The Planning period for this Plan is intended to be 20 years, extending from 1997 thru to 2017. The Plan will be reviewed and monitored on an ongoing basis to assess the effectiveness of the policy in achieving the desired goals and objectives and to address the need for policy revisions resulting from changing conditions (e.g. Provincial policy). County Council will conduct meetings in order to assess the need to review the Plan and obtain public input concerning same in accordance with the provisions of the Planning Act, R.S.O. 1990.

Some of the specific purposes of the Plan are as follows:

- (a) To consolidate current planning policies for the eleven townships into one County-wide planning document;
- (b) To establish, with the assistance of public input, appropriate goals, objectives, and policy to guide and direct land use activities and decisions throughout the County;
- (c) To recognize and emphasize the importance of the serviced urban settlement areas in the County in accommodating future non-farm growth needs in the County;

- (d) To emphasize the importance of agriculture in the County and to establish a policy framework aimed at protecting and preserving Perth County's excellent agricultural land resource base for use by present and future generations of farmers for food production;
- (e) To provide a policy framework which will protect, preserve, enhance, and improve the natural resource base in the County;
- ADDED BY OPA # 47* (f) To reduce the potential for land use conflicts by establishing a policy frame-work that will assist in discouraging, limiting, and prohibiting the indiscriminate mixing of non-compatible land uses;
- (g) To provide guidance for County Council, local municipal Councils, the Land Division Committee, Committees of Adjustment, Planning Advisory Committees, and municipal administrators/staff in all decisions regarding land use planning matters and activities;
- (h) To prepare a County-wide Official Plan document which will serve to inform property owners and the general public in respect to planning issues and planning goals, objectives, and policies throughout the County;
- (i) To promote an increased public awareness of the policies that will be used to guide future land use activities throughout Perth County and provide a policy framework for the implementation of Provincial and County interests;
- (j) To promote, protect and improve the health and well being of the residents of the Perth County through appropriate land use planning; and
- ADDED BY OPA # 47* (k) To incorporate the County's economic development goals and objectives into this Plan.

*ADDED BY OPA # 47* In establishing and reviewing this Official Plan, County Council has established a number of basic land use planning priorities, including the following:

- (i) The need to direct and focus urban and non-farm related growth to the designated settlement areas, particularly serviced urban settlement areas, and to allow for the logical and orderly growth of the serviced settlement areas;

- (ii) The need to preserve and protect the excellent agricultural land resource base in the County and to create a land use and policy environment that supports the continuation of the agricultural industry and farming operations in the County;
- (iii) The need to protect, preserve, and enhance the natural resource features and their functions;
- (iv) The need to develop and maintain a complete and comprehensive planning strategy/program that takes into account Provincial policy, local interests, economic development, and the roles and responsibilities of the various parties.

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