



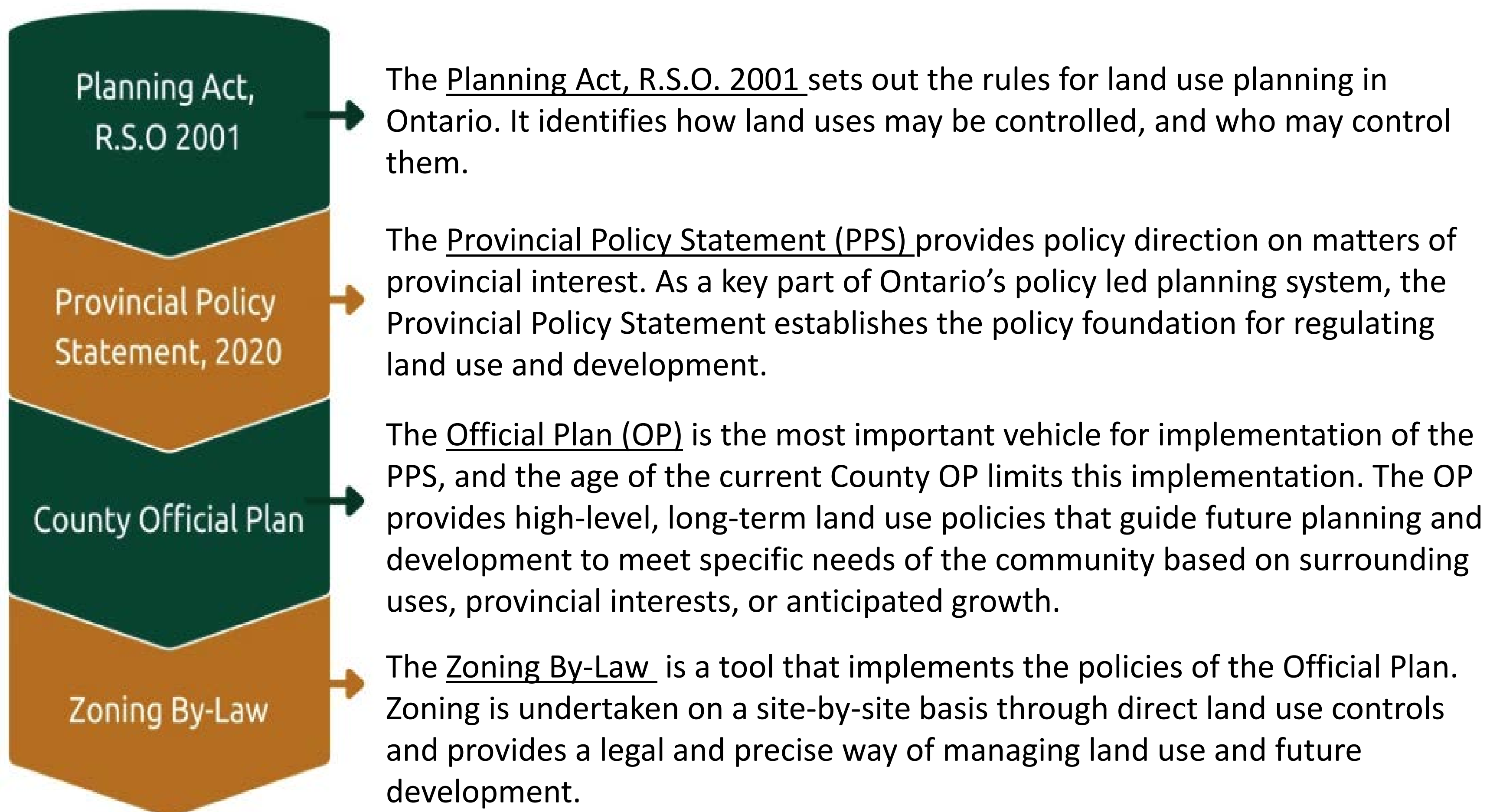
# What is an Official Plan?



An Official Plan is a strategic planning document that guides the long-term vision for the growth and development of the land within Perth County communities including the Municipalities of North Perth and West Perth, and the Townships of Perth East and Perth South.

The Official Plan determines how community needs for various uses such as agriculture, growth, housing, employment, and natural environment will be managed both now and into the future.

## Understanding how the Official Plan fits into the Planning Hierarchy





# Why does Perth County need an Official Plan?

60,400 pop.



+



28,400 jobs

=



+ 407 ha

The population of Perth County is projected to grow to **60,400 residents** and reach **28,400 jobs** by **2046**. The Official Plan includes long range planning policies and has **added 407 ha of land** to the County's serviced Settlement Area's to plan for additional homes and jobs for new residents.

## Key Elements of the Official Plan are:

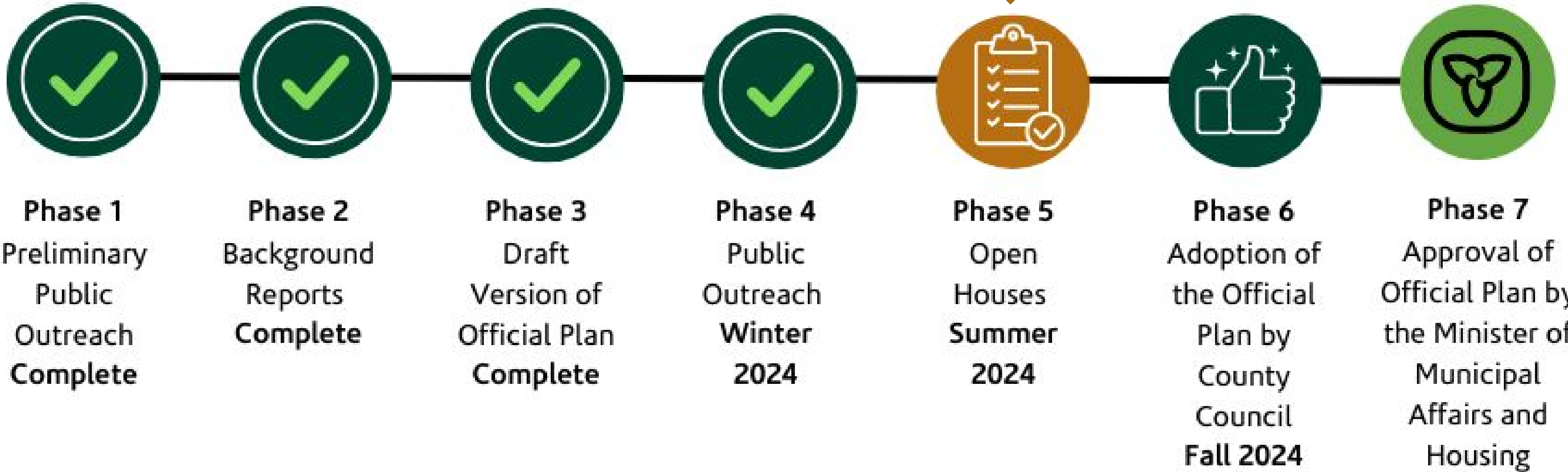
- **Directing growth to existing Settlement Area's** make better use of land and existing infrastructure and services
- **Protecting agricultural resources** for a diversifying range of agricultural uses
- Promoting economic growth by **harnessing the strength of the County's agriculture and tourism sectors**
- Encouraging **well-designed built form** to provide high-quality, accessible, and safe spaces
- **Preserving** the County's cultural heritage values and **rural, small-town lifestyle**
- Accommodating for **appropriate servicing** and waste management
- Increasing the **variety of housing types** and sizes to meet the diverse range and needs of residents and workers





# Official Plan Timeline

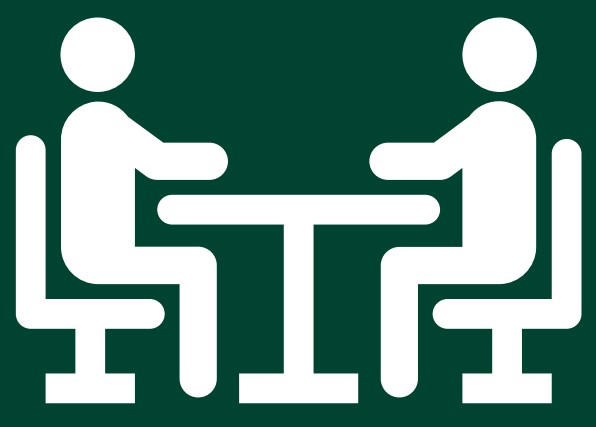
We Are Here!



- Phase 1**  
Preliminary Public Outreach Complete
- Phase 2**  
Background Reports Complete
- Phase 3**  
Draft Version of Official Plan Complete
- Phase 4**  
Public Outreach Winter 2024
- Phase 5**  
Open Houses Summer 2024
- Phase 6**  
Adoption of the Official Plan by County Council Fall 2024
- Phase 7**  
Approval of Official Plan by the Minister of Municipal Affairs and Housing

Phase	Dates	Purpose	Complete?
1	2017 - 2018	Undertake Preliminary Public Outreach	✓
2	2018 – 2022	Complete supporting background reports, including the Perth County Natural Heritage Study and Comprehensive Review	✓
3	2022-2023	Completion of draft Official Plan text for County Staff, OP Steering Committee, County Council, and Agency Review	✓
4	Winter 2023	Public release of final first draft version of the draft Official Plan text and mapping	✓
5	Spring / Summer 2024	Revisions to draft Official Plan based on public, stakeholder, and Agency comment and re-release for Council consideration and public consultation	Ongoing
6	Fall 2024	Statutory Public Meeting and Adoption of the draft Official Plan 2024 by County Council	
7	Fall 2024	Submit County Official Plan 2024 to the Minister of Municipal Affairs and Housing for approval	





# What We've Heard

The Official Plan Review would not be possible without the valuable input from residents, landowners, and stakeholders.

The County is thankful to all those who have and continue to engage with this project.



## Community Engagement To Date:

- 8 Open Houses
- 6 Public Meetings
- 65+ Public and Agency Comments

## Comment Themes:

- Provincial Policy Alignment
- Agriculture
- Clarity
- Growth Management
- Natural Environment Mapping and Policies
- On-Farm Diversified Uses
- Site specific property questions





# Changes Provincial/Federal Policy

Comment	Change Made
Planning Act	Policy modifications to align with OP policies with the permissions of the Planning Act regarding Planning Act applications.
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.
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.
Heritage Act	Policy modifications have been undertaken to align land use permissions with the Heritage Act.
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.
Aggregate Resources Act	Policy modifications have been undertaken to align OP policies with land use protection policies of Aggregate Resources Act.
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.





# Changes Agriculture

Comment	Change Made
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.
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.
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.





# Changes Clarity

Comment	Change Made
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.
Interpretation of Plan	A modification has been made to the interpretation section to clarify when policies require mandatory course of action versus consideration.
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.
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.
Formatting	Various formatting changes were made to improve the readability of the Plan.





# Changes Growth Management

Comment	Change Made
Safe, Active, and walkable communities	Small additions have been made to OP policy as a result of Public Health suggestions.
Urban Fringe	Revision to prohibit lot creation, use expansion, and designation expansion for legacy urban fringe areas.
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.
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.
Growth Focus	Clarification that serviced settlement areas are the focus of growth and the location of the majority of new development.
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.
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.





# Changes Natural Environment

Comment	Change Made
Request to restore the current definition of woodlot	The Natural Environment mapping includes woodlots that are 1 hectare or larger.
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.
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.
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.
Greenhouse Gas Reduction (GGR)	Recognized that not all local municipalities have adopted a GGR Plan and OP has been modified to better reflect this.
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.
Sewage Lagoons	Confirmation within OP policy that Sewage Lagoons are not considered waterbodies.





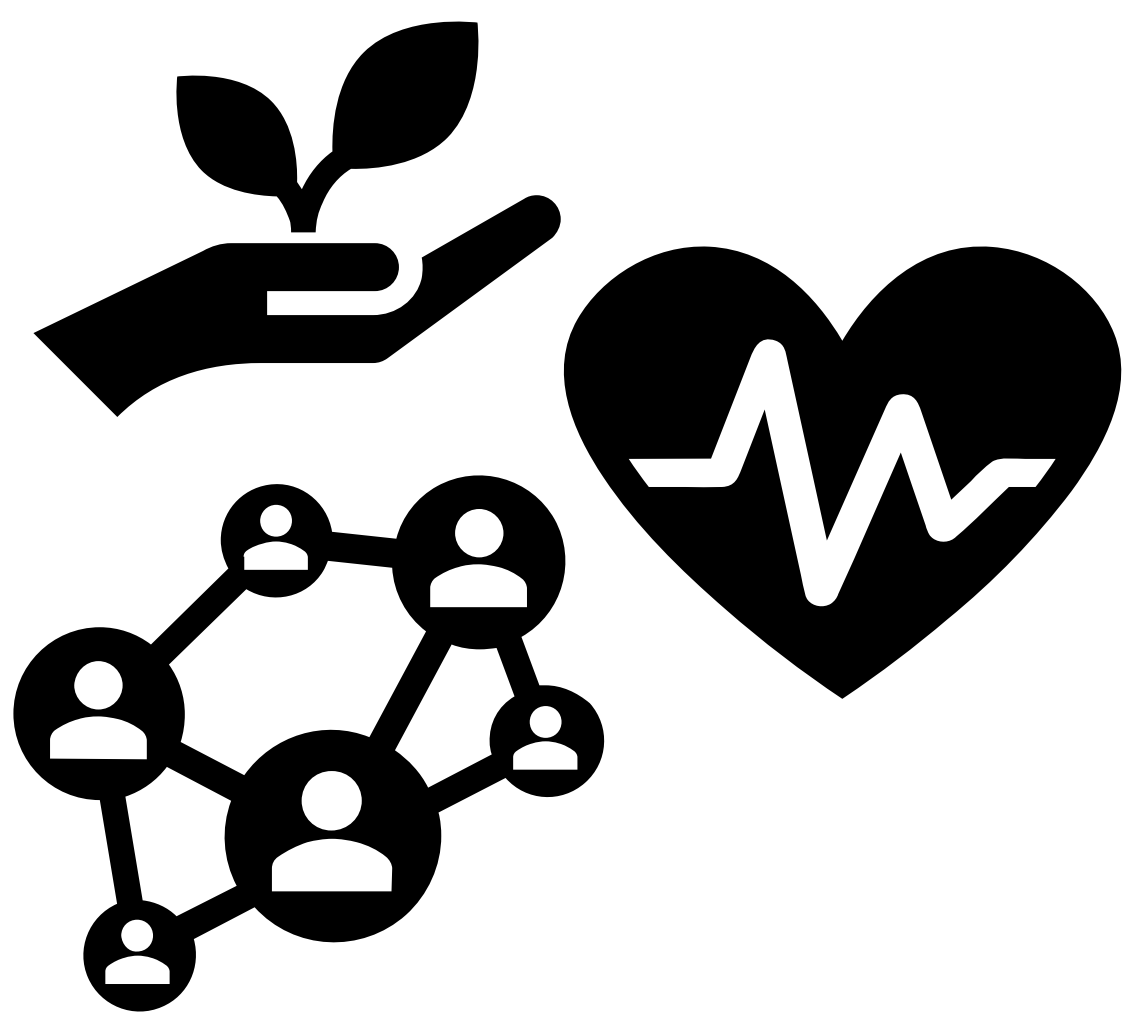
# Changes On-Farm Diversified Uses

Comment	Change Made
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.
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.



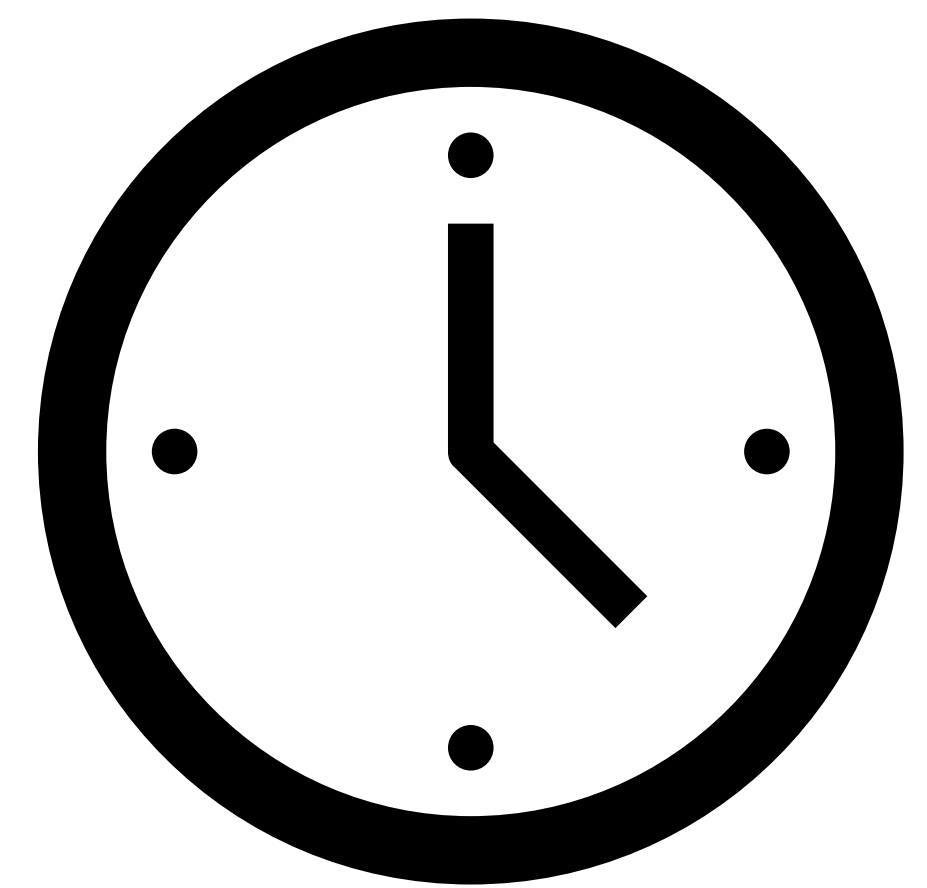


# Did You Know? Natural Environment



The Natural Environment Designation identifies areas that contribute to the overall environmental and social health of Perth County. 15 different criteria were applied to land across Perth County to define the Natural Environment designation within the Official Plan.

The existing 1999 Official Plan Natural Environment designation utilizes baseline mapping created in the mid-1980's, while the draft Official Plan utilizes baseline aerial imagery from 2020.



**35 years**



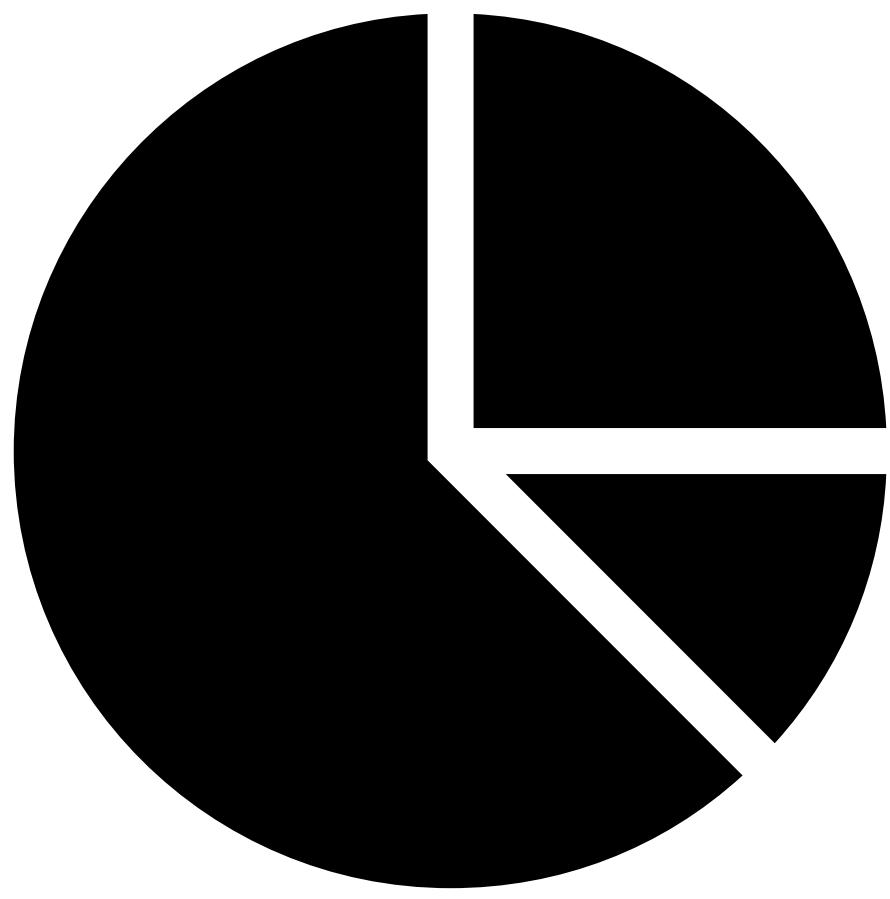
The overall increase from the current Official Plan (1999) to the draft Official Plan (2024) in designated Natural Environment Lands is 4,396.88 acres, which represents 0.8% of the total land area within Perth County.





# Did You Know?

## Infill and Intensification

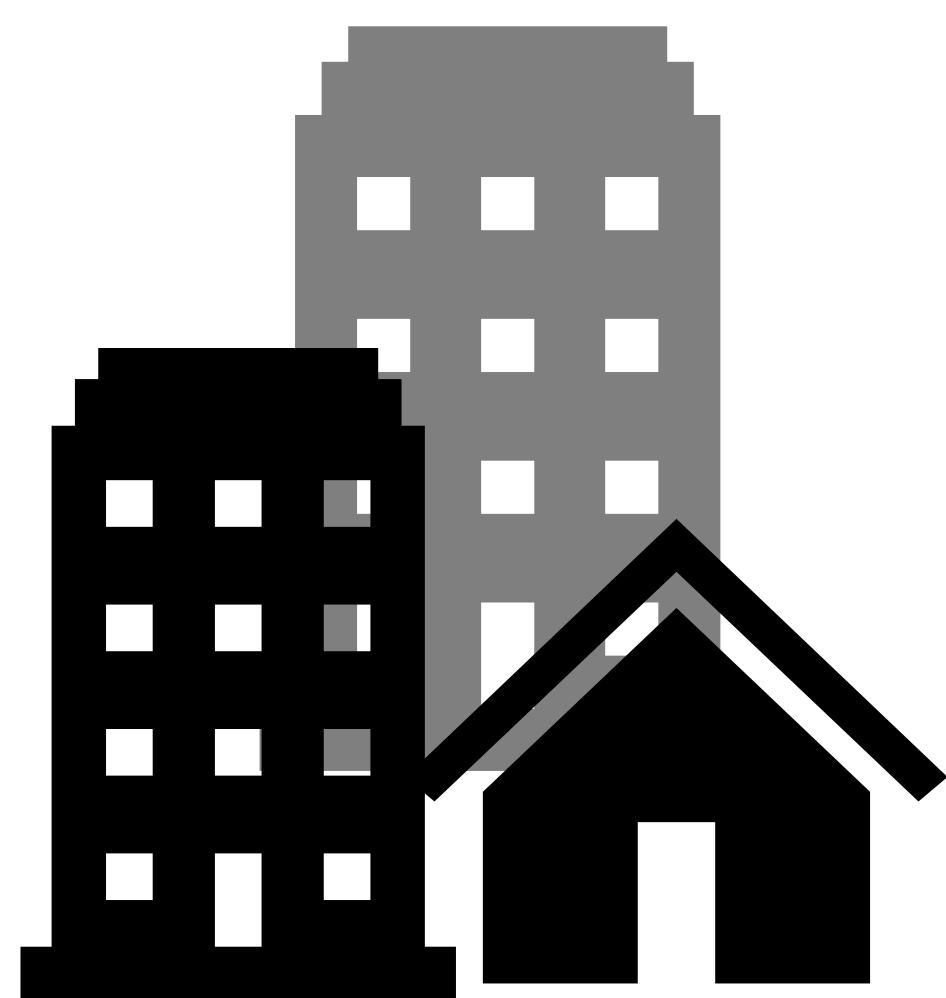


### Residential Housing

New residential housing developments over 2 ha will be required to develop a mix of housing types, where a minimum of 30% of the new residential units are in forms other than single detached and semi-detached dwellings.

### Affordable Market Housing

The County Official Plan has an Affordable Market Housing target of 20% for all new residential *development*. Specifically, purpose-built rental units are encouraged as affordable market housing for low- and moderate-income households.



### Intensification

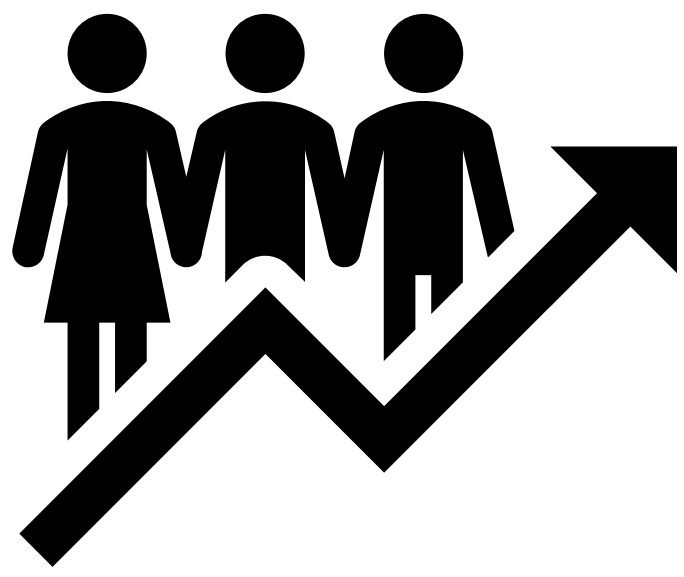
A minimum of 10% of all new residential units will be developed through *intensification*. *Intensification* means the redevelopment of a property at a higher density than currently exists, such as a single-detached home replaced with townhomes.



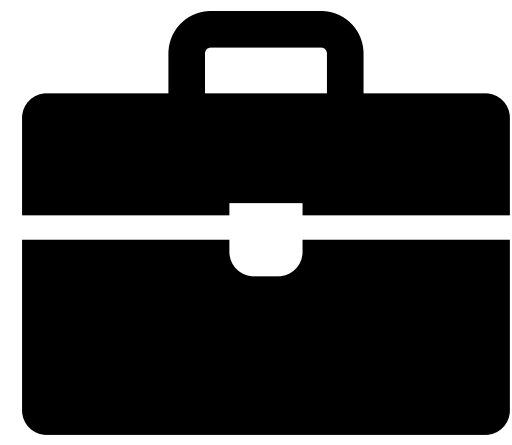


# Did You Know? Settlement Area Expansion

60,400 pop.

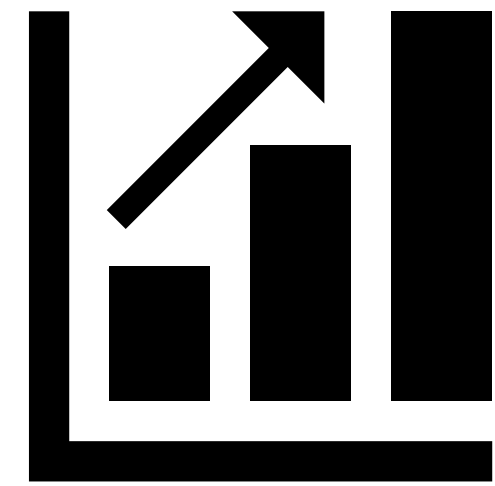


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+ 407 ha

The population of Perth County is projected to grow to **60,400 residents** and reach **28,400 jobs** by **2046**. The Official Plan has **added 407 ha of land** to the County's serviced Settlement Area's to plan for additional homes and jobs for new residents.

It is anticipated that the 407 ha added is sufficient to accommodate the projected growth and *development* within the planning horizon to 2048. Additional lands will only be added through a Comprehensive Review process if there is an identified shortage by the County or its member municipalities.





# Did You Know? Additional Residential Units

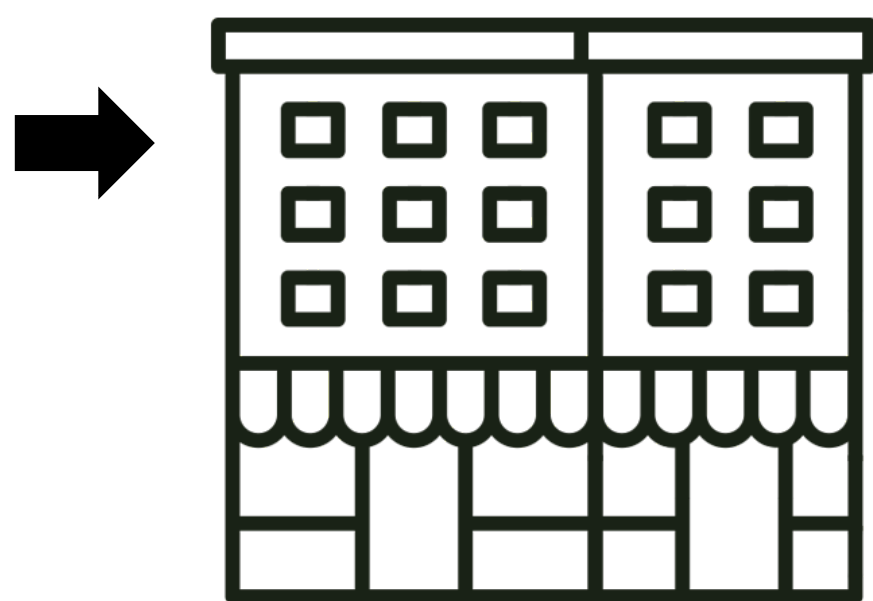
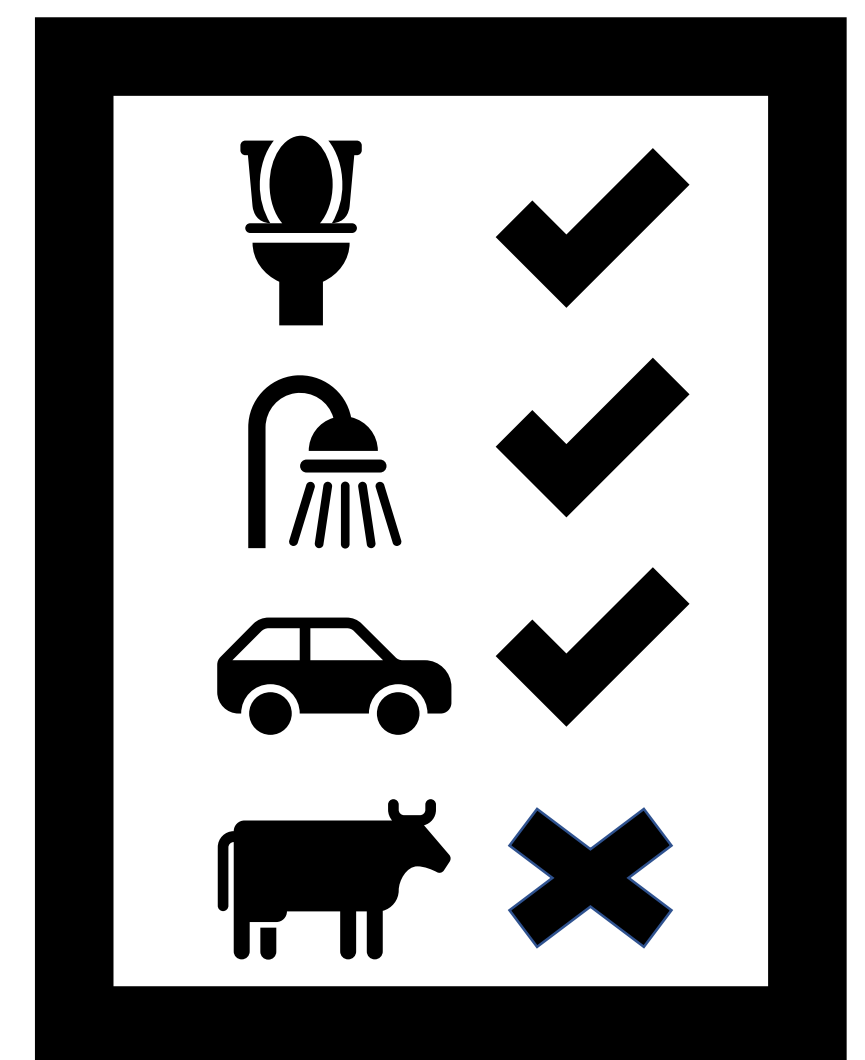


## Dwelling Units Per Lot

To provide a greater diversity of housing types and housing attainability, the Official Plan permits a combined total of 3 dwelling units per lot.

## Additional Residential Units

*Additional Residential Units* are permitted within Residential Areas and within the Agricultural Area, so long as adequate servicing and parking is provided and MDS requirements are satisfied.



## Accessory Residential Units

To support the *development* of complete communities, accessory residential units are also permitted in the upper storeys or at the rear of commercial buildings.





# Did You Know? Agriculture

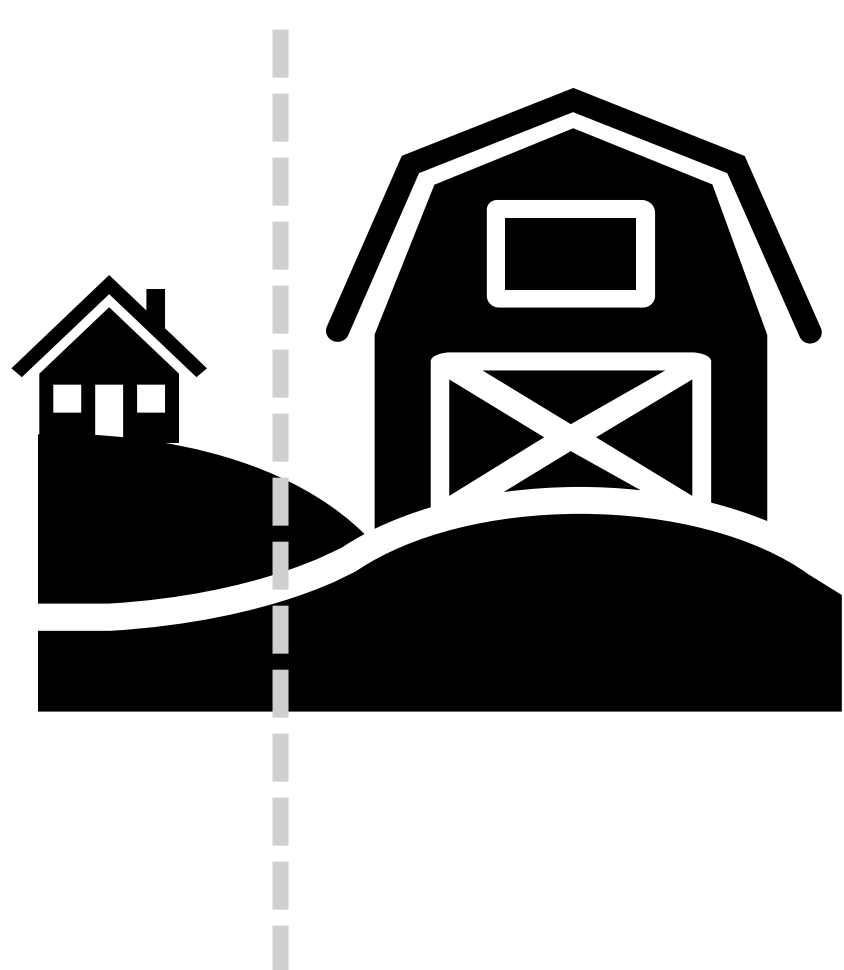
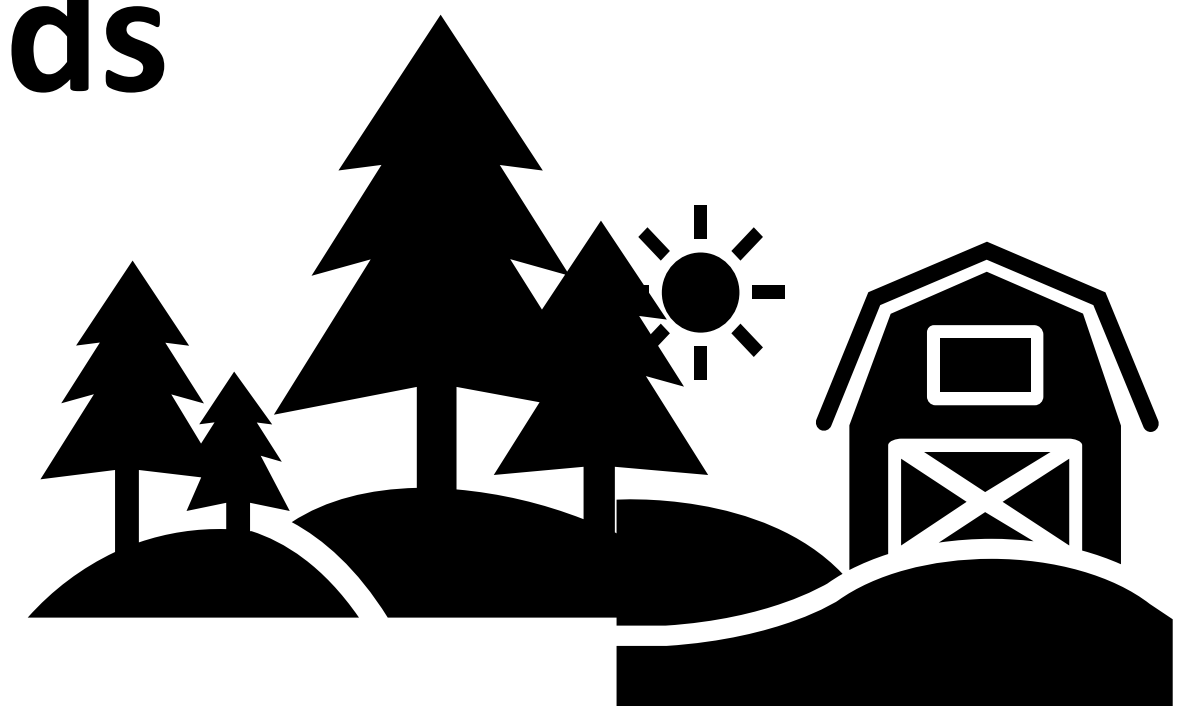


## Additional Farm Accommodations

Additional Farm Accommodations are an integral part of a farm operation and the Official Plan supports the creation of on-site farm labour accommodation within the Agricultural area.

## Agriculture and Adjacent Lands

Nothing in the Official Plan limits the ability for agriculture to continue on lands within or adjacent to lands designated Natural Environment.



## Surplus Farm Dwellings

When farming operations acquire additional farm parcels, there may be existing homes on the newly acquired parcel that aren't needed. The Official Plan supports the severance of surplus farm dwellings so that the farming operation can continue separately from the home, which can be used as a residential lot.



# Next Steps and Key Dates

