



Perth County

New Official Plan

POLICY DIRECTIONS REPORT

FINAL

APRIL 2020



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1 INTRODUCTION

Perth County (“the County”) is developing a New Official Plan. The Official Plan is a strategic planning document that guides the long-term vision for growth and development and land use within the County. The purpose of the Official Plan is to establish a policy framework to guide the physical, social and economic development of the County, and to protect the natural environment and valuable resources. It establishes the goals, objectives, and land use policies to ensure that the future needs of the County and its community are met.

In accordance with the *Planning Act*, the New Official Plan must be consistent with the Provincial Policy Statement (2014) (“PPS”), which has undergone important changes since the adoption of the County’s first Official Plan in 1997. The County’s New Official Plan will guide planning decisions across the County to ensure County interests are addressed using a consistent and equitable approach. The County Official Plan will also feed into the local municipal Official Plans, which will continue to guide local decision making.

1.1 STUDY WORK PROGRAM

The New Official Plan is being undertaken in three stages, as summarized in Figure 1, which include:

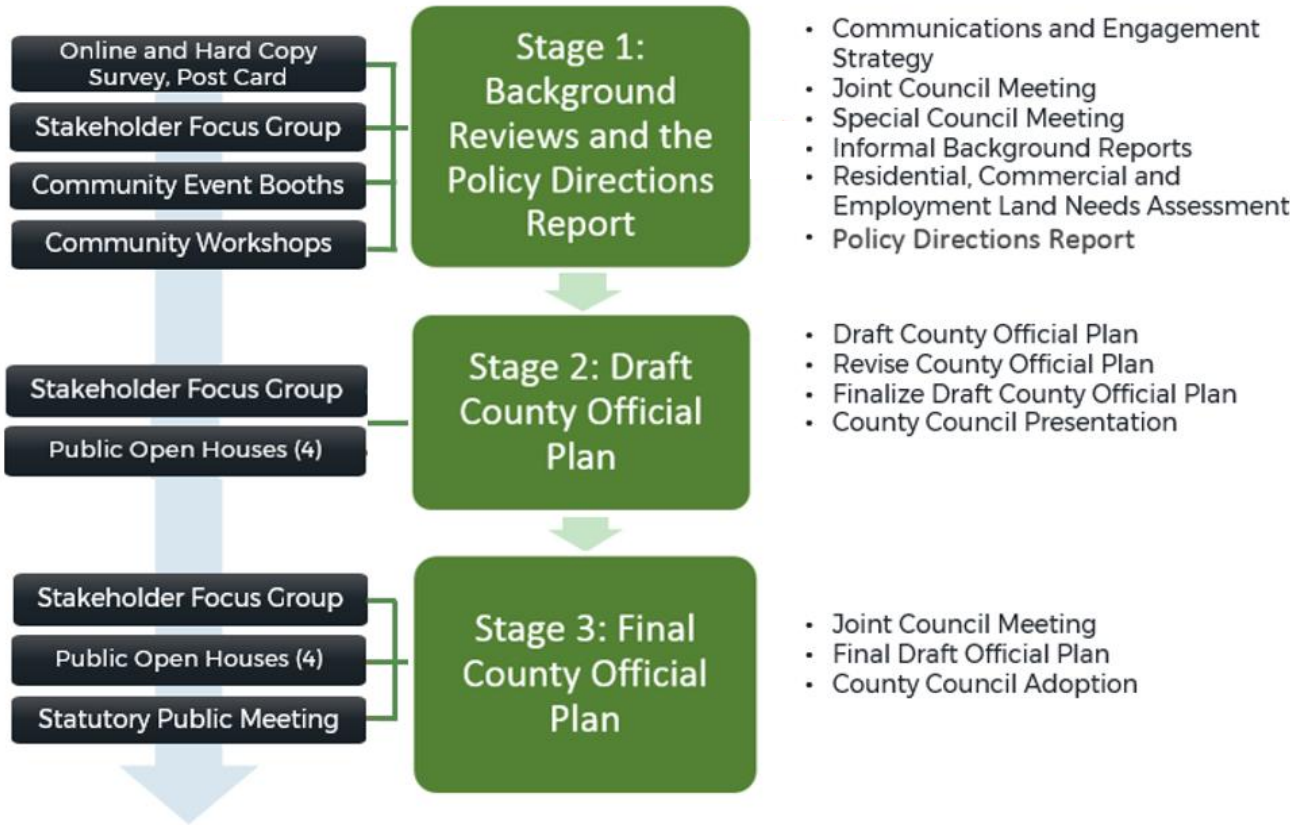


Figure 1: Project Stages - Summary

Stage 1: Background Review and the Policy Directions Report: includes a review of key issues and proposed policy directions to be considered to implement new Provincial and County planning frameworks. As an initial step, background reviews were completed on the themes of Human Activity and the Built Environment/The Natural Environment, and an Assessment of the County's Long-Term Population, Housing and Employment Growth Potential ("Assessment of Growth Potential report"), which includes the identification of land needs requirements to accommodate the anticipated growth for a 20-year planning horizon.

This was followed by the preparation and implementation of a Communications and Engagement Strategy that used different approaches and techniques to consult and engage the public and stakeholders. The engagement initiatives undertaken and planned include an extensive online survey, outreach booths at community events, community workshops, public open houses and stakeholder meetings. A Special Meeting of Council was held on September 12, 2018 to formally initiate the Official Plan Review and provide the community an opportunity to identify the issues that should be considered in the New Official Plan.

This background work has informed the preparation of the Policy Directions Report, which will work to identify policy recommendations for the Official Plan.

Stage 2 – Draft Official Plan: includes the preparation the New Draft Official Plan based on the background work and proposed policy directions identified in Stage 1. A series of four Public Open Houses and stakeholder meetings will be held as part of the development of the New Draft Official Plan before the Final Draft Official Plan is presented to Council.

Stage 3 – Final Official Plan: includes the preparation of the Final Official Plan to be brought forward for County Council adoption. A series of four Public Open Houses will be held to present the Final Draft Official Plan and receive comments, along with a Joint Council Meeting and Workshop to review the Draft Official Plan. The Final Official Plan will be considered at a Statutory Public Meeting before County Council, prior to bringing it forward to County Council for adoption. The adopted Official Plan will then be forwarded to the Province for final approval.

Furthermore, the County has established a Steering Committee, comprised of the Warden and the Mayors (or their delegates), County Planning Manager, County and Local Chief Administrative Officers to provide overall study direction. A Technical Committee and a Stakeholder Committee has been established to provide technical input throughout the New Official Plan process.

1.2 PURPOSE AND OVERVIEW

The purpose of this report is to summarize the work undertaken to date and to identify the policy basis for the development of the County's Official Plan. This report provides policy recommendations, as shown in Figure 2, building from the preliminary recommendations in the background reports, and will establish a framework for the Official Plan. The policy directions do not represent the final proposed policies to be integrated into the Official Plan, but rather represent a foundation upon which the new policies will be prepared.




Figure 2: Background Reports and Policy Directions Report

The Report is organized into the following sections:

- **Section 1: Introduction** – describes what an Official Plan is and identifies the background work completed to date.
- **Section 2: Ontario Planning Framework** – summarizes the current Provincial, upper tier and local policy system that guides this Official Plan Review.
- **Section 3: Vision and Initial Engagement Summary** – summarizes the development of the vision, goals and objectives of the project, and the engagement that has been completed to date. This section will also include an overview of the enhanced engagement scope which this project now includes.
- **Section 4: Policy Background, Considerations, and Opportunities** – summarizes the background reports which discuss issues, opportunities and identify preliminary directions that are used to develop the policy in the Official Plan.
- **Section 5: Policy Recommendations** – identifies the key policy directions in the form of recommendations.

1.3 COMMUNITY CONTEXT

The County is a rich, vibrant agricultural community that is comprised of four local municipalities: Municipality of North Perth, Municipality of West Perth, Township of Perth East and Township of Perth South. The County has three serviced urban areas, including: Listowel in North Perth, Milverton in Perth East and Mitchell in West Perth, which currently each have their own local



Official Plans. According to the Canada Land Inventory, approximately 90 per cent of the County's total land area has either a Class 1, 2 or 3 soil capability, which is the driving factor behind the County's economy and prominence in agricultural and farming activities. With thousands of farms and their associated farm lands, the Official Plan emphasizes the importance of agriculture to the livelihood of the County as an important source of employment through industrial and commercial operations, and contributor to local economies. In addition, such activities produce significant amounts of agricultural products for local, regional, provincial and international consumption.

The current County Official Plan was adopted on December 11, 1997, approved by the Ministry of Municipal Affairs and Housing on June 12, 1998, and by the Ontario Municipal Board ("OMB") on March 29, 1999 (save one appealed portion – which was dismissed on September 5, 2002 by the OMB).

2 ONTARIO PLANNING FRAMEWORK

The Province of Ontario's Planning Framework consists of a series of policies and documents that guide planning and development in the Province. Ontario's Ministry of Municipal Affairs and Housing (MMAH) identifies and protects provincial interests and supports infrastructure planning, environmental protection, economic development and safe communities through several different policies and tools. Many of these policies need to be considered when completing an Official Plan Review, along with the existing County Official Plan. The relevant policies include:

- The *Planning Act*, R.S.O. 1990;
- Smart Growth for Our Communities Act, 2015 (Bill 73);
- Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139);
- The Provincial Policy Statement, 2014; and,
- The Perth County Official Plan.

While these have been discussed in detail within the background reports, a short summary of each policy document and the applicability of the respective document to the Official Plan review is described in this section.

2.1 PLANNING ACT

The *Planning Act* provides the basis for developing an official plan in Ontario. This is achieved by providing a framework for the overall content and direction of Official Plans through sections 16(1) and 16(2), which describe what the Official Plans must contain and what it may consider. The Official Plans must include:

- goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality;
- policies and measures that support the adequate provision of affordable housing;
- measures and procedures for informing and obtaining the views of the public in respect to:
 - o proposed amendments to the official plan or proposed revisions of the plan,
 - o proposed zoning by-laws,
 - o proposed plans of subdivision, and
 - o proposed consents under section 53; and
- other matters as may be prescribed. 2015, c. 26, s. 17; 2017, c. 23, Sched. 3, s. 5 (1).

Official Plans may include:

- a description of the measures and procedures proposed to attain the objectives of the plan;
- a description of the measures and procedures for informing and obtaining the views of the public in respect of planning matters not mentioned in clause (1) (b); and such other matters as may be prescribed. 2015, c. 26, s. 17.

The Planning Act also identifies matters of Provincial interest that municipal councils “shall have regard to” when carrying out their responsibilities under the *Act* (Section 2), including the preparation and adoption of an official plan. These matters include:

- the protection, conservation and management of ecological systems, including natural areas, features and functions, agricultural resources, natural resources and mineral resource bases, and significant architectural, cultural, historical, archeological or scientific interest;
- the adequate provision and efficient use of energy, water, communication, transportation, sewage and water services, and waste management systems
- the accessibility for persons with disabilities to all facilities, services and matters to which this *Act* applies;
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities, a full range of housing, and employment opportunities;
- the protection of the financial and economic well-being of the Province and its municipalities;
- the coordination of planning activities of public bodies and resolution of conflicts involving public and private interests;
- the appropriate location of growth and development, and promotion of development that is designed to be sustainable, transit-friendly and pedestrian-friendly;
- the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and,
- the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The matters of Provincial interest listed above are a summary of the 20 matters of interest listed in the *Planning Act*. They are presented in no particular order and, depending on the context, are not intended to indicate that Provincial interests have varying levels of importance. The Official Plan is the primary tool in implementing these Provincial interests in a manner that is appropriate and meaningful to the County.

2.2 SMART GROWTH FOR OUR COMMUNITIES ACT, 2015 (BILL 73)

The *Smart Growth for Our Communities Act, 2015*, largely took effect on June 1, 2016, and made significant amendments to the *Planning Act*, along with changes to the *Development Charges Act*. In general, the changes intended to give citizens a greater, more meaningful say in determining how their communities will grow, and to give municipalities more tools to fund community services and growth. Some of the changes to the *Planning Act*, which are most applicable to the County Official Plan are as follows:

- Official Plans are now required to contain a description of the measures and procedures for consulting and informing the public with regard to proposed amendments to Official

Plans, proposed Zoning By-Laws and amendments, plans of subdivision and proposed consents.

- The Provincial Policy Statement review cycle changed from 5 to 10 years, allowing for a longer period between Official Plan conformity reviews.
- Restrict certain approvals, appeals of lower-tier Official Plans, and Section 26 Official Plan Amendments, unless it conforms with upper-tier in effect/adopted Official Plans.
- No privately-initiated applications to amend a new Official Plan or Zoning By-law are permitted within 2 years of a new Official Plan or Zoning By-law coming into force and effect, unless the amendment is supported by the municipality through a resolution of Council. A resolution may relate to site-specific applications, a class of applications, or applications generally.
- Official Plans are required to contain policies related to the built environment as planning decisions must have regard to the promotion of built form that is i) well designed, ii) encourages a sense of place and; iii) provides for public spaces that are of high quality, accessible, attractive, vibrant and safe.
- Municipalities are no longer required to revise their employment land policies and designations at the time of an official plan update. However, municipalities are encouraged to keep their employment policies and land designations up-to-date and amendments may be considered through Official Plan Reviews.
- The approval authority and adopting municipality or applicant can agree to an extension of up to 90 days in addition to the 180-day decision timeline for approving Official Plan / Official Plan Amendments. This extension must be initiated by either party prior to the expiry of the 180-day decision timeline; however, both parties must agree to the extension.
- Transition requirements have been clarified to state that applications for Official Plan Amendments are subject to previous policies / legislation only if the complete application was made prior to transition date.
- A copy of the current proposed Official Plan or Official Plan Amendment shall be submitted to the Province at least 90 days before the municipality gives notice (i.e., Statutory Public Open House) under subsection 17(17.1) of the *Planning Act* if the Province is the approval authority in respect of the Plan or Amendment; and, the Plan or Amendment is not exempt from approval.
- No appeals of Official Plans are permitted that implement provincially approved matters, including forecasted population and employment growth in lower-tier Official Plans in accordance with an allocation in upper-tier municipality Official Plans that has been approved by the Minister; and settlement area boundaries in lower-tier Official Plans which reflect the boundary set out in upper-tier municipality Official Plans that has been approved by the Minister.
- Removes the ability to submit a global appeal (Appeal of an entire Official Plan document) and appeals for second unit policies at the time of an Official Plan update.

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- Decision makers can now employ dispute resolution techniques in the event of an appeal. Municipalities are entitled to an additional 60 days to engage in Alternative Dispute Resolution (“ADR”) to resolve appeals prior to forwarding the matter to LPAT.
 - Appellants need to explain the reasons for an appeal in respect of provincial / local policies - failure to do so means that the appellant may not be able to argue the issue before LPAT.
 - Municipal treasurers are required to provide Council with an annual financial statement related to density bonusing and parkland funds (Section 37) that are available to the public.
 - Enabling payment-in-lieu of parkland dedication policies now requires the municipality to prepare a ‘Parks Plan’ in conjunction with school boards, as appropriate. The intent is to ensure the municipalities are only accepting cash-in-lieu if there is no need for additional parkland. In addition, the calculation of the cash-in-lieu or parkland is now based on a ratio of 1 hectare for every 500 dwelling units, rather than 1 hectare for every 300 dwelling units. There is no change to the standard parkland dedication rate based on percentage of land subject to development (i.e., 5% for residential and 2% for commercial/industrial purposes).

The policies within the New Official Plan will contemplate and reflect the new Provincial directions presented in Bill 73.

2.3 BUILDING BETTER COMMUNITIES AND CONSERVING WATERSHEDS ACT, 2017 (BILL 139)

On December 12, 2017, Bill 139 (*Building Better Communities and Conserving Watersheds Act*) received Royal Assent. Bill 139 has created an extensive range of reforms including placing a greater scope of authority with municipal Councils and planning authorities. The legislative changes impacting an Official Plan Amendment include:

- The creation of a new Local Planning Appeal Tribunal (LPAT) - Appeals launched after April 1, 2018 now go to the LPAT and are subject to those rules and processes—including the revised scope for appeals and hearings described below.
- Appeals are limited to decisions not being consistent with a Provincial Policy Statement or not in conformity with Provincial Plans or an Official Plan. Previously, the Ontario Municipal Board (OMB) must “have regard to” the decisions of a municipal Council in adjudicating a matter before it. The OMB has had liberal jurisdiction to overturn a municipal decision and issue an independent decision without deference to the initial municipal decision. However, Bill 139 significantly scales back this authority in respect of decisions related to Official Plans, Zoning By-laws and Plans of Subdivision. In this regard, the new LPAT system is now oriented to assess the conformity of municipal decisions with applicable Provincial and municipal policy. Municipal decisions may only be overturned if it is determined that the decision under appeal is not consistent with or does not conform to the required Provincial and municipal (upper and lower-tier) policy frameworks. In such cases, the matter is returned to municipal Council for additional consideration.

The main policy consideration as it relates to the County and the New County Official Plan is consistency with the PPS, 2014, and how potential appeals to the New County Official Plan will be handled.

2.4 PROVINCIAL POLICY STATEMENT, 2014

The PPS came into effect on April 30th, 2014 and replaced the previous PPS, 2005. The PPS is issued under the authority of Section 3 of the *Planning Act* and provides direction on key Provincial interests related to land use planning and development in Ontario. The County's Official Plan and subsequent land use planning decisions “*shall be consistent with*” the PPS. The “*shall be consistent with*” rule requires that Council ensure that PPS policies are applied within the land use planning decision-making process.

The changes to the PPS 2014 have involved modest modifications to existing policies as well as the introduction of new policies. In effect, the PPS 2014 builds upon the PPS 2005 policy framework. Key themes addressed by the changes to the PPS 2014 include:

- The incorporation of the interests of Aboriginal communities through improved coordination and protection of cultural and archaeological interests;
- Improved recognition of the needs and diversity of rural and northern communities, including recognition of the diversity of Ontario's communities;
- More explicit consideration and planning for the impacts of climate change;
- More explicit consideration and promotion of healthy communities and active modes of transportation;
- Recognition and protection of goods movement corridors; and
- Requirements for prime agricultural areas and provision for further diversification of on-farm diversified uses such as agri-tourism, and flexibility for larger-scale agricultural uses to support farming communities.

The changes within the PPS 2014 have been considered and reflected in the policy recommendations outlined in this report. The Province has now published PPS 2020, which comes into effect May 1, 2020 and has been completed as part of the ‘More Homes, More Choice: Ontario's Housing Supply Action Plan. PPS 2020, as well as the changes to the *Planning Act* through the *More Homes, More Choice Act, 2019*, are intended to support the government's goals for, among other things, increasing the mix and supply of housing and supporting the economy and job creation.

2.5 PERTH COUNTY OFFICIAL PLAN

The County Official Plan establishes a policy framework to guide the physical, social and economic development of the County and to protect its natural environment and resources. The Official Plan serves as both an upper-tier Official Plan and a lower-tier Official Plan throughout the area comprised of the rural ward areas in the County. The current Official Plan establishes policies aimed at directing and focusing the majority of non-farm growth to the serviced urban areas within the County.

The following basic land use priorities have been established in Section 3, policies (i) through (iv), of the Official Plan, and provide more detailed policy direction for these settlement areas:


- a) 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;
- b) 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;
- c) The need to protect, preserve, and enhance the natural resource features and their functions; and,
- d) 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.

The Official Plan establishes several land use designations and sets forth specific goals and policies applicable to each designation. Below is a summary of the land use designations as established in the Official Plan:

- **Agriculture** – Agriculture is the predominant land use activity and industry in the County and contributes significantly towards the local economy (such as jobs and food production). Policies in the current Plan encourage the flexibility for farmers to engage in a range of agricultural operations including land use activities that are complementary to agriculture and the agricultural community. Through encouraging flexibility and discouraging non-farm related development (such as the severance of agricultural lands into smaller holdings), the County commits to supporting the long-term management of farms and land stewardship practices.
- **Settlement Areas** – The settlement areas within the County are organized into a hierarchy consisting of: Serviced Urban Area, Villages, and Hamlets. Each type of Settlement Area has its own set of goals and policies and support the efficient use of land by directing growth, where appropriate, based on its servicing capacity and local needs. The current settlement area hierarchy adequately addresses the needs of the County, based on a review of the PPS and the background reports. Serviced Urban Areas will continue to accommodate the majority of the expected growth in the County due to the appropriate provision of infrastructure and servicing.
- **Mobile/Modular Home Park** – The County is home to three mobile/modular home parks which function as individual residential communities and have a key role in providing an alternate form of housing to conventional dwellings. Policies for this designation are aimed to support residents by ensuring adequate services and amenities are provided, and that new and/or extended development is based on need and is consistent with the overall planning policies of the County.
- **Urban Fringe** – The County generally regards “fringe” areas, outside of the delineated settlement areas, as development in the form of strips or ribbons along public roadways, which have private water and sewage services, and vary considerably in size and extent of development. As a result, policies for this designation aim to manage growth by limiting new development on private services but also avoid potential for land use conflict.

Determining the level of “appropriateness” for development and establishing control and regulation measures within these areas has been, and continues to be a challenge for the County.

- **Infilling** – Infill development relates to the creation of residential lots in areas with existing development, without the loss of, or impact to, farmland and farmland operations. The Official Plan permits single-detached dwellings, home occupations, and bed and breakfast establishments along with a limited number of new residential development within existing, small residential concentrations. The Infilling designation includes those previously designated for infilling purposes in the previous Official Plans.
- **Mineral Aggregate Resources** – Although the County does not contain an abundance of Mineral Aggregate Resources, it recognizes there is a need for wise and efficient management of these valued assets as the primary raw material used in building and road construction. As these resources are non-renewable and in fixed locations, policies within the Official Plan are set out to ensure that appropriate controls are taken to protect them from incompatible and/or competing land use activities and ensure the future reserves.
- **Natural Resources/Environment** – Natural resources and natural/environmental areas are limited in the County, due to significant land clearing and draining of wet areas during early settlement and past agricultural pursuits. Policies are directed at identifying local and provincially significant natural resources/environment features, encouraging a coordinated effort across the County and local municipalities, agencies, and landowners, and the overall enhancement and rehabilitation of the natural environment areas in appropriate locations.
- **Recreation** – The County recognizes the importance of having a policy framework in place which recognizes existing recreational facilities, and considers new, potential recreational development, where feasible. Although little potential exists for intensive recreational activities due to the County’s flat topography and predominance of agricultural activities, policies promote recreational design which is respectful to local and natural context and supports residents of the County in seasonal utilization.
- **Flood Plain** – There are a number of watercourses within the County, resulting in lands that are prone to occasional flooding. Lands under this designation are based on flood line mapping data of the four Conservation Authorities in the County. The purpose of the Flood Plain policies is to address flooding concerns and related issues in those areas where detailed, regulatory flood line information is available, and to prevent destruction of property through coordinated efforts to preserve, conserve and enhance the natural environment associated with the identified Flood Plain areas. In addition to areas designated as “Flood Plain”, there are lands which may be subject to natural hazards which have not been precisely identified and are therefore open to some interpretation. Flood and Fill Constraint Area policies follow Flood Plain policies in the Official Plan, and further shown on Schedule C (Land Use Constraints).
- **Cultural Heritage** – The County acknowledges its diverse cultural resources (including archeological sites, buildings and structures (or the remains of), burial sites and cemeteries) and their important contribution to understanding a collective history. Policies generally seek to encourage the protection and preservation of these resources, and tracking sites of cultural significance through a County-wide inventory.



In addition to the land use designations listed above, the Official Plan establishes a “Flood and Fill Constraint Area” which is intended to act as an overlay and the policies of which will apply in addition to the policies of the underlying land use designations.

The following map schedules are established by the Official Plan:

- Schedule “A” is the Land Use Plan for the Official Plan (see Figure 3), which consists of detailed Inset Maps that provide greater accuracy and detail concerning the extent and location of various land use designations. The Inset Maps are grouped under the following categories:
 - Village Areas
 - Hamlet Areas
 - Mobile Home Park Areas
 - Urban Fringe Areas
 - Infilling Areas
 - Serviced Urban Areas
- Schedule “B” is the Transportation and Cultural Heritage map for the Official Plan, which identifies roadways, railway lines and a number of cultural heritage sites; and
- Schedule “C” identifies those lands throughout the County that are considered to be the “Flood and Fill Constraint Areas”.



County of Perth Official Plan

Schedule 'A' Land Use Plan

- Legend**
- Land Use Designations**
- Agriculture
 - Dark Colours (MSD Limited)
 - Prevalent Future Land Use
- Settlement Areas**
- General Urban Area
 - Neighbourhood
 - Urban Fringe
 - Industrial
- Mineral Aggregates**
- Low Potential Aggregate Deposits
 - Primary or Secondary Aggregate Deposits
 - Mineral Aggregate Reserves
 - Other Aggregate Reserves
- Other Features**
- Swamp Areas
 - Water
 - Municipal Airport
 - Municipal Boundary
 - Proposed
 - County Road
 - Local Road
 - Highway
 - Transit Station
 - Public Transit
 - Public Transit Station
 - Public Transit Station
 - Public Transit Station

Legend Item	Color	Legend Item	Color
Agriculture	Light Green	Public Transit Station	Light Blue
Dark Colours (MSD Limited)	Dark Green	Public Transit Station	Light Blue
Prevalent Future Land Use	Light Yellow	Public Transit Station	Light Blue
General Urban Area	Light Green	Public Transit Station	Light Blue
Neighbourhood	Light Green	Public Transit Station	Light Blue
Urban Fringe	Light Green	Public Transit Station	Light Blue
Industrial	Light Green	Public Transit Station	Light Blue
Low Potential Aggregate Deposits	Light Green	Public Transit Station	Light Blue
Primary or Secondary Aggregate Deposits	Light Green	Public Transit Station	Light Blue
Mineral Aggregate Reserves	Light Green	Public Transit Station	Light Blue
Other Aggregate Reserves	Light Green	Public Transit Station	Light Blue
Swamp Areas	Light Green	Public Transit Station	Light Blue
Water	Light Green	Public Transit Station	Light Blue
Municipal Airport	Light Green	Public Transit Station	Light Blue
Municipal Boundary	Light Green	Public Transit Station	Light Blue
Proposed	Light Green	Public Transit Station	Light Blue
County Road	Light Green	Public Transit Station	Light Blue
Local Road	Light Green	Public Transit Station	Light Blue
Highway	Light Green	Public Transit Station	Light Blue
Transit Station	Light Green	Public Transit Station	Light Blue
Public Transit	Light Green	Public Transit Station	Light Blue
Public Transit Station	Light Green	Public Transit Station	Light Blue
Public Transit Station	Light Green	Public Transit Station	Light Blue
Public Transit Station	Light Green	Public Transit Station	Light Blue



Figure 3 - Schedule "A" Land Use Plan

2.5.1 LOCAL OFFICIAL PLANS

The existing County Official Plan provides land use and policy guidance for all lands within the County. However, there are three local Official Plans for the Listowel Ward in the Municipality of North Perth, the Milverton Ward in the Township of Perth East, and the Mitchell Ward in the Municipality of West Perth, which provide detailed policies for managing growth within these urban areas. To assist within understanding how those documents are structured, a description is below. As part of the County Official Plan Review, the lower-tier Official Plans as described above are to be incorporated within the New County Official Plan.

LISTOWEL OFFICIAL PLAN

The Listowel Official Plan applies to lands within the Listowel Ward, formerly the Town of Listowel, in the Municipality of North Perth.

The Listowel Official Plan is comprised of a short introduction, followed by a summary of General Characteristics and an Approach. The body of the document includes a summary of the land use designations, policies for the division of lands, and concludes with implementation and interpretation. The Official Plan outlines several different planning goals for the Ward including:

- Maintaining and enhancing the long-term physical, economic, natural heritage, community, and social characteristics of the Listowel Ward;
- Reflecting local initiatives and circumstances which address the needs and aspirations of the community;
- Maintaining a business environment which assists existing businesses, attracts new businesses and promotes entrepreneurial activity in the Listowel Ward and its broader servicing area;
- Minimizing public health and safety issues, including the protection of human life and property from water related hazards such as flooding; and,
- Providing a policy framework that will protect, preserve and encourage the enhancement and improvement of the natural resource base in the Listowel Ward.

The Official Plan establishes several land use designations with applicable policies. A summary of land use designation and the general permissions are included below:

Land Use Designations	General Permissions
Residential	<ul style="list-style-type: none">- All residential development to take place on full municipal servicing;- Single-detached, semi-detached, duplex dwellings, triplex, fourplex, row/townhouse and apartment dwellings are permitted;- Accessory dwellings or Secondary Suites are permitted into existing single-detached dwellings (limit of one);



	<ul style="list-style-type: none">- Senior Citizen Housing, Nursing Homes, Rest Homes and Group Homes are permitted.- Mobile Homes and trailers are not permitted;- Neighbourhood Commercial Uses are permitted based on specific criteria; and,- Institutional, parkland and bed and breakfast uses are permitted.
Central Commercial	<ul style="list-style-type: none">- All forms of retail and service commercial facilities, business and professional offices, hotels, eating establishments, and places of entertainment are permitted;- Public utilities, public and private clubs, recreational activities and institutional uses are permitted; and,- Existing residential uses are permitted. New residential uses are permitted provided they are located on upper stories of commercial buildings.
Highway Commercial	<ul style="list-style-type: none">- Businesses and professional offices and commercial establishments oriented to serving the traveling public such as restaurants, fast food outlets, automobile service stations, public garages, motels/hotels, etc.;- Retail or wholesale outlets requiring large enclosed or open storage areas such as supply outlets, automobile sales and service dealerships; and,- Other retail or service businesses that rely on exposure or access for vehicular traffic and their physical requirements make them unsuitable for the 'Central Commercial' designation.
Industrial	<ul style="list-style-type: none">- Designated for uses involving assembly, manufacturing, fabricating, packing, processing, repair activities, wholesaling, storage and warehousing, construction industries, communication and utility industries, transportation and cartage industries, and technological service industries; and,- Public utilities and works yards, laboratories and research facilities, equipment rentals, and office and retail outlets as a part of a permitted industrial use.
Major Institutional	<ul style="list-style-type: none">- Designated for public service and institutional uses and facilities including governmental administrative uses, educational facilities, emergency service facilities, health care facilities, public service facilities and lands geared



	<p>to serving the community’s recreational and open space needs, and public service facilities lands for uses such as cemeteries, stormwater management facilities, and other uses such as golf courses.</p>
<p>Natural Resource/Environment</p>	<ul style="list-style-type: none"> - Includes woodland/forest areas, natural watercourses and associated fish habitat, significant habitat of threatened and endangered species and significant wildlife habitat; - Uses such as conservation, forestry, wildlife areas, and passive recreational uses are permitted; and, - Location and extent of Natural Resource/Environment features as shown on Schedule “A” (Listowel Land Use Plan).
<p>Flood Plain</p>	<ul style="list-style-type: none"> - Applies to lands and watercourse areas that are within the floodway portion of the flood plain as identified and mapped by the Maitland Valley Conservation Authority (MVCA); - Floodway: Areas where development and site alteration would cause danger to public health, safety or property damage and where no new development is permitted. Permitted uses are open space, forestry, conservation uses, agriculture, and outdoor recreation uses; and, - Flood Fringe: the outer portion of the flood plain between the floodway and the flooding hazard limit. Permitted uses will be in accordance with the underlying land use designations.

MILVERTON OFFICIAL PLAN

The Milverton Official Plan applies to lands within the Ward of Milverton, formerly within the Village of Milverton.

The Milverton Official Plan is comprised of a short introduction followed by an approach. The body of the document includes a summary of the land use designations, policies for the division of lands, and concludes with implementation, interpretation and Community Improvement Policies. The Official Plan outlines several different planning goals for the ward including:

- Establish goals and objectives and policy for the development of the Village and for the evaluation of the desirability of changes that are agreed upon by the community and which the community has participated in preparing;
- Providing guidelines and policy for the conservation and preservation of the remaining natural resources;
- To reduce the potential for land use conflicts in the urban and rural areas;

- To inform and guide public agencies that are concerned with development; and,
- To inform the private sector and other levels of government of the municipal policies regarding the development of the Village.

The Official Plan establishes several land use designations with applicable goals, objectives and policies. A summary of land use designation and the general permissions are included below:

Land Use Designations	General Permissions
Residential	<ul style="list-style-type: none"> - The plan identifies various classifications of residential density that are permitted: Low Density Residential (single family dwellings) and Medium Density Residential (semi-detached, duplex dwellings, triplex, fourplex, row/townhouse); - Senior Citizen Housing, Nursing Homes, Rest Homes and Group Homes are permitted; - Mobile Homes and trailers are not permitted; - Neighbourhood Commercial Uses are permitted based on specific criteria; and, - Institutional, and parkland uses are permitted.
Central Commercial	<ul style="list-style-type: none"> - All forms of retail and service commercial facilities, business and professional offices, hotels, eating establishments, and places of entertainment are permitted; - Public utilities, public and private clubs, recreational activities and institutional uses are permitted; and, - Existing residential uses are permitted provided they are incidental to a permitted commercial use and are located above or to the rear of the commercial use.
Highway Commercial	<ul style="list-style-type: none"> - Businesses and professional offices and commercial establishments oriented to serving the traveling public such as restaurants, fast food outlets, automobile service stations, public garages, motels/hotels, etc.; - Retail or wholesale outlets requiring large enclosed or open storage areas such as supply outlets, automobile sales and service dealerships; and, - Shopping centres, malls or plazas are not permitted.
Industrial	<ul style="list-style-type: none"> - Designated for uses involving assembly, manufacturing, fabricating, packing, processing, repair activities, wholesaling, warehousing, and transportation terminals; and,



	- Retail outlets as a part of a permitted industrial use.
Major Institutional	- Designated for public service and institutional uses and facilities including community centres, community arenas, athletic fields, hospitals, and facilities situated outside the commercial core which provide government services on an area-wide basis.
Historical Preservation	- Buildings, structures and sites designated for the purposes of historical preservation as determined by the Council of the Township of Perth East and shown on Land Use Plan (Schedule A) of the Official Plan.
Agriculture	- Permitted uses include existing livestock operations and farming activities, and existing residences which are accessory to the agricultural use and form part of that use. The establishment of new livestock operations within the "Agriculture" land use designation shall be prohibited.

MITCHELL OFFICIAL PLAN

The Mitchell Official Plan applies to lands within the Mitchell Ward, formerly the Town of Mitchell.

The Mitchell Official Plan is comprised of a short introduction, followed by a summary of General Characteristics and an Approach. The body of the document includes a summary of the land use designations, policies for the division of lands, and concludes with implementation and interpretation. The Official Plan outlines several different planning goals for the ward including:

- Maintaining and enhancing the long-term physical, economic, natural heritage, community, and social characteristics of the Mitchell Ward;
- Reflecting local initiatives and circumstances which address the needs and aspirations of the community;
- Maintaining a business environment which assists existing businesses, attracts new businesses and promotes entrepreneurial activity in the Mitchell Ward and its broader servicing area;
- Minimizing public health and safety issues, including the protection of human life and property from water related hazards such as flooding; and,
- Providing a policy framework that will protect, preserve and encourage the enhancement and improvement of the natural resource base in the Mitchell Ward.

The Official Plan establishes several land use designations with applicable goals, objectives and policies. A summary of land use designation and the general permissions are included below:



Land Use Designations	General Permissions
Residential	<ul style="list-style-type: none"> - All residential development to take place on full municipal servicing; - Single-detached, semi-detached, duplex dwellings, triplexes townhouse and low-rise apartment dwellings are permitted; - Accessory dwellings or Secondary Suites are permitted into existing single-detached dwellings (limit of one) along with Garden Suites; - Senior Citizen Housing, Nursing Homes, Rest Homes and Group Homes are permitted; - Mobile Homes and trailers are not permitted; - Neighbourhood Commercial Uses are permitted based on specific criteria; and, - Institutional, parkland and bed and breakfast uses are permitted.
Residential – Mobile Home Park	<ul style="list-style-type: none"> - No current mobile home parks in the Mitchell Ward; and - Only mobile homes are permitted.
Central Commercial	<ul style="list-style-type: none"> - All forms of retail and service commercial facilities, business and professional offices, hotels, eating establishments, and places of entertainment are permitted; - Public utilities, public and private clubs, recreational activities and institutional uses are permitted; and, - Residential uses are permitted provided they are located above the ground floor grade level and are accessory or incidental to the commercial use.
Secondary Commercial	<ul style="list-style-type: none"> - Narrow range of small scale commercial type uses (business or professional offices, personal service establishments, retail stores – max floor area of 112 square metres, eating establishments other than fast-food or take-out restaurants, studios, and parking lot accessory to a commercial use); and, - Existing residential uses shall be permitted and the enlargement or replacement of same also shall be permitted.
Highway Commercial	<ul style="list-style-type: none"> - Businesses and professional offices and commercial establishments oriented to serving the traveling public



	<p>such as restaurants, fast food outlets, automobile service stations, public garages, motels/hotels, etc.;</p> <ul style="list-style-type: none"> - Retail or wholesale outlets requiring large enclosed or open storage areas such as supply outlets, automobile sales and service dealerships; - Other retail or service businesses that rely on exposure or access for vehicular traffic and their physical requirements make them unsuitable for the 'Central Commercial' designation; and, - Shopping centres, malls or plazas are not permitted.
<p>Industrial</p>	<ul style="list-style-type: none"> - Designated for uses involving assembly, manufacturing, fabricating, packing, processing, repair activities, wholesaling, storage and warehousing, construction industries, communication and utility industries, transportation and cartage industries, and technological service industries; and, - Public utilities and works yards, laboratories and research facilities, fitness and gymnastics facilities, equipment rentals, and office, wholesale, and retail outlets as a part of a permitted industrial use.
<p>Major Institutional/ Recreational</p>	<ul style="list-style-type: none"> - Designated for public service and institutional uses and facilities including governmental administrative uses, educational facilities, emergency service facilities, health care facilities, public service facilities and lands geared to serving the community's recreational and open space needs, and public service facilities lands for uses such as cemeteries, stormwater management facilities, and other uses such as golf courses.
<p>Natural Resource/Environment</p>	<ul style="list-style-type: none"> - Includes woodland/forest areas, natural watercourses and associated fish habitat, significant habitat of threatened and endangered species and significant wildlife habitat; - Uses such as conservation and wildlife areas are permitted. Passive recreational uses, where appropriate may be permitted; and, - Location and extent of Natural Resource/Environment features as shown on Schedule "A" (Mitchell Land Use Plan).
<p>Flood Plain</p>	<ul style="list-style-type: none"> - Applies to lands and watercourse areas that are within the floodway portion of the flood plain as identified and



	<p>mapped by the Upper Thames River Conservation Authority (UTRCA);</p> <ul style="list-style-type: none">- Floodway: Areas where development and site alteration would cause danger to public health, safety or property damage and where no new development is permitted. Permitted uses are open space, forestry, conservation uses, agriculture, and outdoor recreation uses; and,- Flood Fringe: the outer portion of the flood plain between the floodway and the flooding hazard limit. Permitted uses will be in accordance with the underlying land use designations.
Agriculture	<ul style="list-style-type: none">- Permitted uses include a limited range of agricultural uses, being the growing of crops, and other uses such as recreation and forestry uses; and,- New livestock and poultry operations shall not be permitted. Existing livestock and poultry operations shall be recognized as non-conforming uses and the expansion or enlargement of those operations should not be permitted.

Based on the review of the local Official Plans, their associated policies and designations will be considered when an overall structure for the new County Official Plan is identified.

3 VISION AND ENGAGEMENT SUMMARY

3.1 ENGAGEMENT APPROACH

As part of the Official Plan Review, WSP developed a Community Engagement Strategy (the “strategy”) to provide an internal approach and guidebook on engaging stakeholders and members of the community on the preparation of the County’s new Official Plan. The strategy established the following guiding principles for the engagement process:

- To be inclusive and accommodating towards Perth County’s vibrant local municipalities – communities and agricultural/rural areas;
- To learn from and listen to the local business community;
- To be transparent and build trust within the community;
- To implement a variety of engagement tools and techniques to reach a broad audience;
- To be responsive and open communicators; and,
- To encourage collaboration and shared purpose among those involved.

Implementing the principles listed above will help ensure that all stakeholders and members of the community are engaged appropriately and consistently throughout the project. The strategy also outlined objectives for each stage of the project. For Stage 1: Visioning, the objectives were:

- Build project awareness and ‘set the stage’ through a project identity and online presence;
- Identify the key stakeholders and engage in outreach efforts; and
- Gather feedback from the community on opportunities and challenges.

These objectives guided the selection of initiatives that were conducted during this stage.

3.2 SUMMARY OF INITIATIVES

Effective engagement involves the implementation of a range of methods and tools to engage the highest number of people. Methods also need to be selected to be appropriate for the audience and the local context. The engagement initiatives implemented in Stage 1 are summarized in Figure 4 and below.



Figure 4: Community and Stakeholder engagement methods to be applied during the Official Plan Review.

3.2.1 DIGITAL AND PRINT MEDIA

To ensure a strong, clear and accessible presence and to raise the profile of the project, several different tools were implemented through media. A project webpage was created to host general information about the project and serve as a portal to the Community Hub platform – an online community engagement platform using a software called Engagement HQ, which is administered by Bang the Table. The Community Hub serves as the main project website and has a number of different interactive engagement tools to engage the public including maps, forums, polls and surveys.

SURVEY

A survey was designed in order to gather feedback from the community to help identify and prioritize key issues and options identified in Stage 1. The survey collected information on the demographic profile of survey participants (such as age and location of where they live or work in Perth County) in addition to values-based questions about Perth County's strengths, challenges, and opportunities.

The survey was promoted at public events including the Community Outreach Booths and the Section 26 Public Open House, where it was available in hard copy. A link to the online

survey was also promoted on the postcard-sized flyer which was made available at these public events, which included a link to the Community Hub platform: <https://www.yoursayperthcounty.ca/>

An overview of the survey results can be found in Section 3.2.3 of this report.

SOCIAL MEDIA

Throughout the implementation of Stage 1, the team has used Twitter (through @) to inform the public and raise awareness of the Official Plan Review. Regular updates and reminders have been posted to visit the website and participate through the completion of the survey. The Twitter account has also been used to remind residents about the public meeting, and presence at the community event booths. Pictures and hashtags were used to further engage users.

PRINT MEDIA

A postcard-sized flyer was created to answer key questions about the project and to direct readers to online resources for further information. The flyer was distributed via mail-out to residents living in the County (and its four-member municipalities). The flyer was also distributed at community event booths, and a public open house.

3.2.2 MEETINGS AND EVENTS

As part of Stage 1, several meetings and events were held to engage stakeholders and residents. They included stakeholder meetings, a public open house, and two community event booths.

MITCHELL FAIR – COMMUNITY EVENT BOOTH

The first outreach booth was hosted at the Mitchell Fair on Friday August 31st, 2018. The booth was set up outdoors adjacent to the Crystal Palace, which served as one of the entry points into the fair. The booth was also located near the children/youth fairway rides and games. As a result, a lot of children/youth visited the booth on their own as well as accompanied by parents.

STATUTORY PUBLIC MEETING

Pursuant to Section 26 (3) and (4) of the *Planning Act*, R.S.O. 1990 (AS AMENDED), a Statutory Public Meeting was held on September 12th, 2018 at the Perth East Recreation Complex in Milverton. A presentation was given by WSP regarding the overarching purpose and process of developing a new Official Plan. Here, the public was invited to provide their initial input to help identify areas of the Official Plan which may be revised through the review process.

MILVERTON FALL EXPO – COMMUNITY EVENT BOOTH

The second outreach booth was hosted at the Milverton Fall Expo on Friday September 14th, 2018. The booth was set up indoors near the rear end of the building. The Expo was

a ticketed event, which had several local vendor booths on the perimeter of the building, in addition to a stage and “bierhall-style” seating. That evening, there were a number of activities including a roast beef dinner, a speech by the Ambassador, a dog show, and line dancing.

STAKEHOLDER FOCUS GROUP

On March 19th, 2019, the first Stakeholder Focus Group (SFG) Meeting was held. The SFG is comprised of residents from across Perth County, who together represent the diverse groups and voices of the community. A presentation was given by WSP which provided an overview of the work completed to date, and to promote the upcoming Public Open Houses in each of the County’s Member Municipalities. The SFG also reviewed a Terms of Reference, which provides a mandate, guiding principles, roles and responsibilities, as well as direction on procedural processes and decision making.

PUBLIC OPEN HOUSES

A series of Public Open Houses were scheduled throughout April and May 2019 in the each of the Member Municipalities, with the intention of providing an update to the public on works completed to date, and to develop a Vision and define Goals which will guide the Official Plan. Staff from the Project Team were also available to engage in one-on-one and small group discussions with visitors and provide clarification on next steps.



In total, there were 158 members of the public who attended the Open House meetings. The dates and locations of each meeting were (as follows):

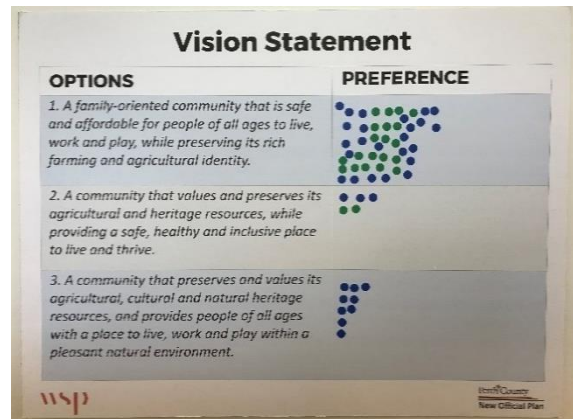
Perth South:	West Perth:
<p>Thursday April 4, 2019</p> <p>Downie Optimist Community Centre 3185 Road 122, St Pauls</p> <p>Number of Signed-in Participants: 17</p>	<p>Tuesday April 23, 2019</p> <p>West Perth Community Centre (The Hall) 185 Wellington St, Mitchell</p> <p>Number of Signed-in Participants: 65</p>
Perth East	North Perth:
<p>Tuesday May 14, 2019</p> <p>Perth East Recreation Complex (Auditorium) 40 Temperance St, Milverton</p> <p>Number of Signed-in Participants: 45</p>	<p>Wednesday May 15, 2019</p> <p>Steve Kerr Memorial Complex (Community Room) 965 Binning St W, Listowel</p> <p>Number of Signed-in Participants: 31</p>

Display boards were set up around the perimeter of the room, which provided background information on the Official Plan review process and a sample of the survey results. The evening consisted of sign-in and registration, followed by a theatre-style presentation and Open House format, which included two activities to engage participants.

Following the first Open House, the Project Team adjusted the start time from 5:45 PM to 7:00 PM at the request of the community.

Activity 1: Developing a Vision

For Activity 1, participants were asked to vote on their preferred Vision Statement, which will ultimately set the tone for guiding land use policy development. The three options made available were adapted from the feedback received on the survey. In addition, blank cue cards were provided so that revisions / alternative options could be submitted to the Project Team for consideration. Ultimately, the finalized Vision Statement should be comprehensive in nature, and represent the underlying values in Perth County. The voting results were (as follows):



Option	Number of Votes	Percentage
Option 1	44	75.8%
Option 2	5	8.6%
Option 3	9	15.5%

An additional 16 cue cards were submitted which recommended a variety of alternative considerations for the Vision Statement. A common theme raised was the need for more support for local business and entrepreneurship. The final Vision Statement will consider all comments received, and will be included in the first draft of the New Official Plan.

Activity 2: Identification of Issues

For Activity 2, participants were asked to write down key issues and place them under one of the four overarching categories:



The category that received the highest number of comments was Agriculture. Many comments reflected the need for diversification of agricultural uses and to allow for more business opportunities that compliment or support farm operations. Between the Agriculture and Natural Heritage / Environment categories, many concerns were raised (both through comment cards and verbal feedback) with regard to identification of natural heritage features, protection of these features, and inquiries surrounding tree planting / deforestation. In addition, many felt that Climate Change should be prioritized in the Official Plan. Under the Transportation category, the need for multi-use trails was raised in addition to the need to address general mobility challenges in and throughout the County / greater region. Finally, with regard to the Housing category, many raised the need for more diverse housing options that support a variety of ages and incomes, that also respond to the needs of a growing senior population.

Overall, excellent feedback was received for each of the four categories. Many participants did hold concerns over the Natural Heritage Systems Study, however the Project Team communicated that separate Open Houses for this Study would be scheduled at a later date once a draft is available for public review.

ADDITIONAL STAKEHOLDER MEETINGS

Throughout Stage 1, the project team has participated in Joint Council meetings, Technical Advisory Committee Meetings and Steering Committee meetings. These meetings have

kept the various stakeholders updated on project progress and were opportunities for the stakeholders to contribute to the development of the new Official Plan early in the process.

3.2.3 SURVEY RESULTS AND PUBLIC FEEDBACK TO DATE

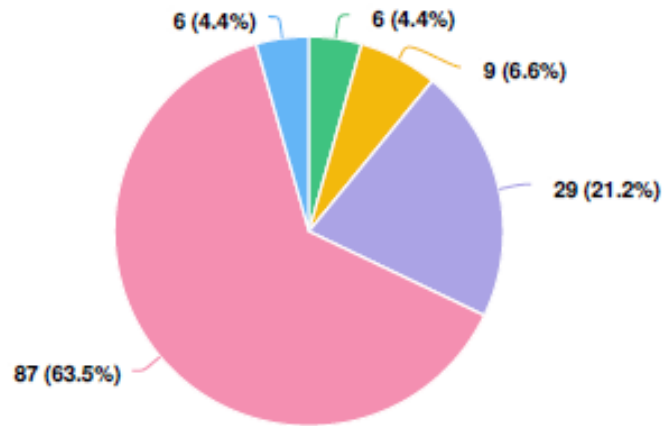
The Survey was opened on August 16, 2018 and closed on February 28, 2019. A total of 137 surveys were completed, in addition to several written comments via the project webpage and email. The survey provided for some interesting insight into the demographics of participants and feedback from residents on what they think are the best ways to describe Perth County, the County's greatest assets, its land use challenges, and the key issues and concerns that should be addressed through the Official Plan Review.

Questions 1 to 5 of the survey intended to determine the demographic makeup of the survey participant including age, residency, where they live and the reason for filling out the survey. The majority of respondents (over 70%) were over the age of 35 with over 85% identifying as residents of the County. As the municipalities with the highest population, both North Perth and Perth East accounted for the majority of respondents.

The balance of the questions looked to examine the relationship of the respondents with the County, with questions related to how long they have lived in the County, if they live or work in the County, occupation, associations and then moving to questions around issues and concerns that can be addressed through the Official Plan review.

Over 60% of respondents have lived in the County for 20+ years and over 75% are property owners as shown in Figure 5 below. This confirms the stability of residency of the respondents in the County with such a high percentage who have lived and owned property for such a long period of time. The respondents were also active in their communities, with over 50% of respondents identified as being employed and over 30% were part of some sort of community group, local organization/committee or non-profit association.

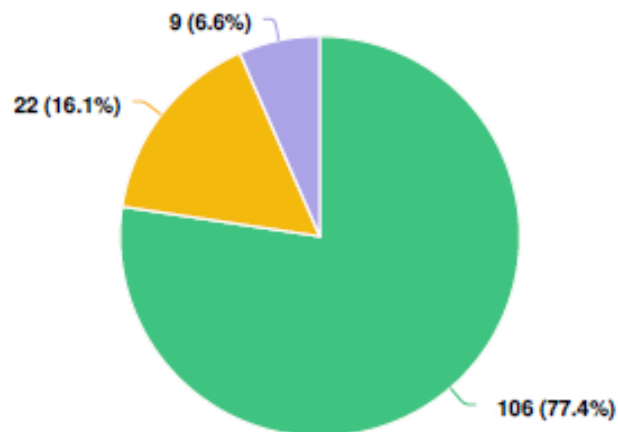
Q6 3. How long have you lived in Perth County?



Question options

- Less than 2 years
 - 2 - 5 years
 - 6 - 20 years
 - 20+ years
 - I do not live here
- (137 responses, 0 skipped)

Q7 4. i) If you live or work in Perth County, please select the options that apply to you.



Question options

- I am a property owner
 - I am a tenant
 - I am both
- (137 responses, 0 skipped)

Figure 5: Results from Questions 6 and 7 from the 'Perth County's Future' Survey.

As asked in question 10, the most common words to describe Perth County were 'Family-oriented', 'Safe' and 'Pleasant'. These words exemplify the values that residents find important in the County, with a focus on accommodating residents of all ages and ensuring that they can feel safe in the County.

With extensive agricultural land and thousands of farms in the County, it is not surprising that an overwhelming majority of respondents, over 80%, considered 'Farming and Agriculture' as the County's greatest asset as shown in Figure 6. Ensuring the preservation and protection of agricultural land and farming activities is important to residents in the County. 'Community amenities' and the 'Natural environment' were also considered important, speaking to the relationship of the County with nature and land in general, and being family-oriented. For a question regarding the best thing about Perth County that respondents hope will continue in the future, many again spoke to the importance of preserving a family friendly community, providing easy access to community services and affordable housing, protecting agriculture and the natural environment, and prioritizing safety, among many others.

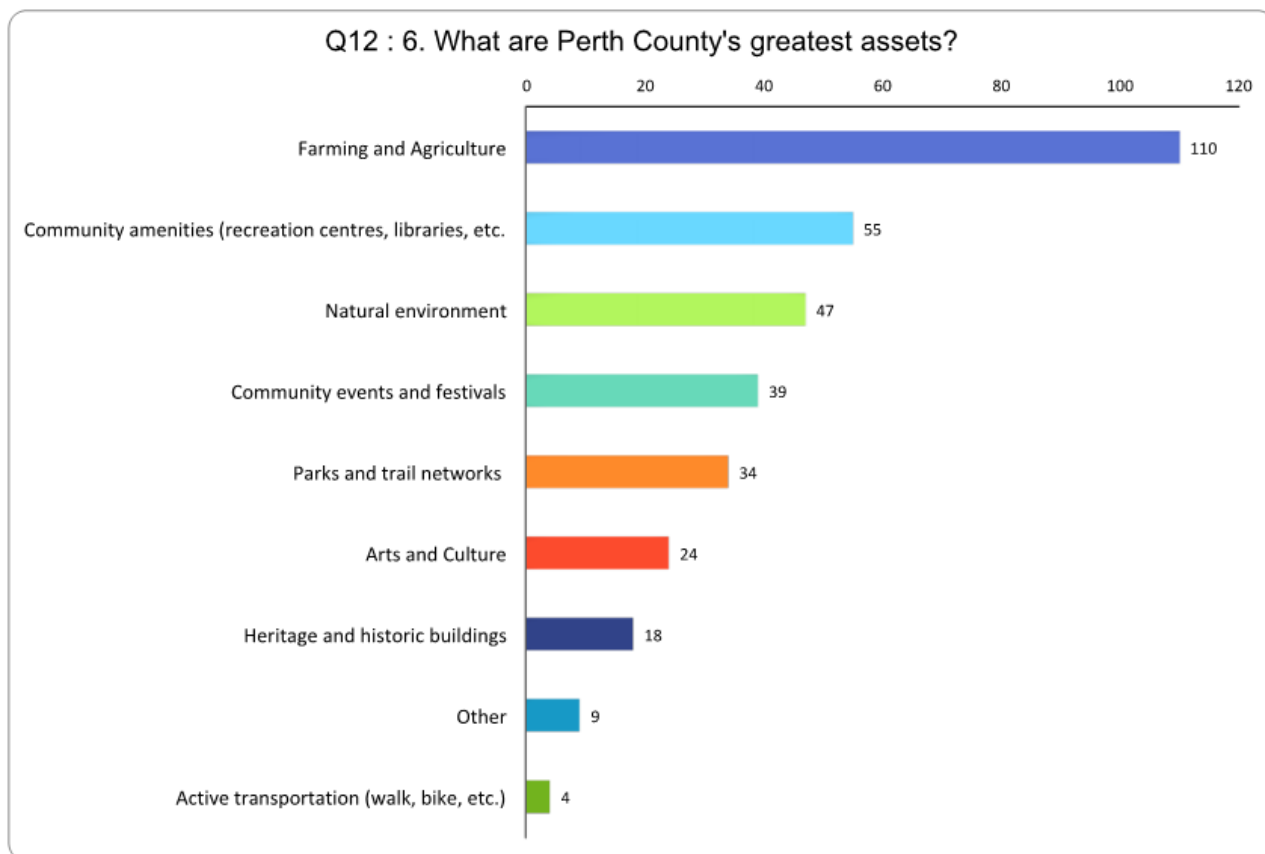


Figure 6: Results from Question 12 from the 'Perth County's Future' Survey.

In response to a question about Perth County's greatest land use challenges, several responses were selected by the majority of respondents as seen in Figure 6. The top two responses were both in relation to the protection of agricultural land which has been a consistent theme emerging from public feedback so far. At the same time, respondents are also looking to diversify the job opportunities in the County with a focus on youth retention and industrial employment and improve connectivity in the County to ensure appropriate access to jobs and key destinations.

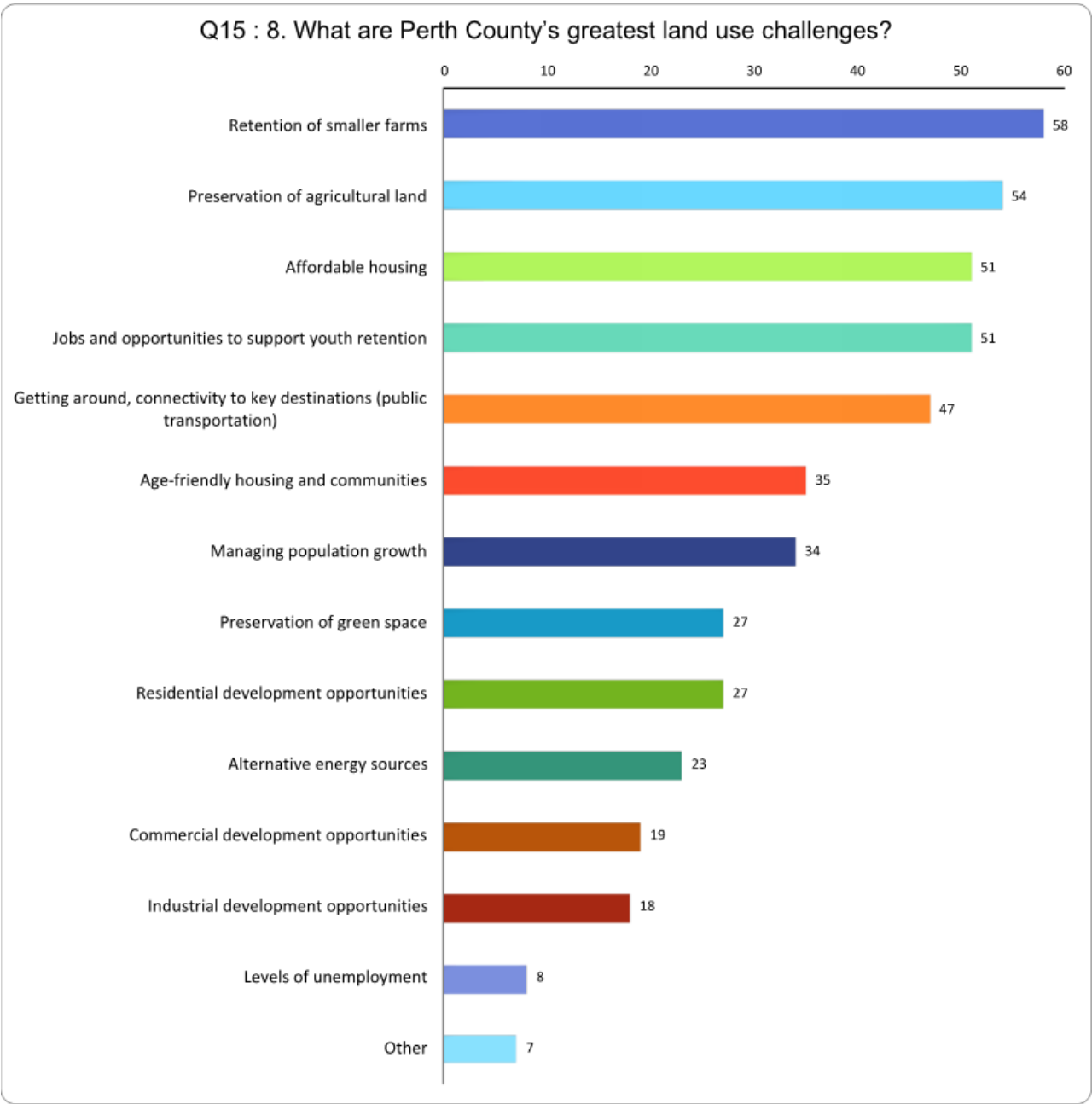


Figure 7: Results from Question 15 from the 'Perth County's Future' Survey.

Similarly, the last question on the survey, to identify Perth County’s top three priorities in the next 10 years, provided for a range of responses but showed common themes to the rest of the survey as shown in Figure 8. Preserving agriculture and promoting affordable housing were the top two choices by respondents and again showed the importance of agriculture and affordable housing. There is also a strong interest to leverage the Official Plan review to encourage economic growth in the County, as the third and fourth top choices related to promoting growth and new development and attracting new businesses.

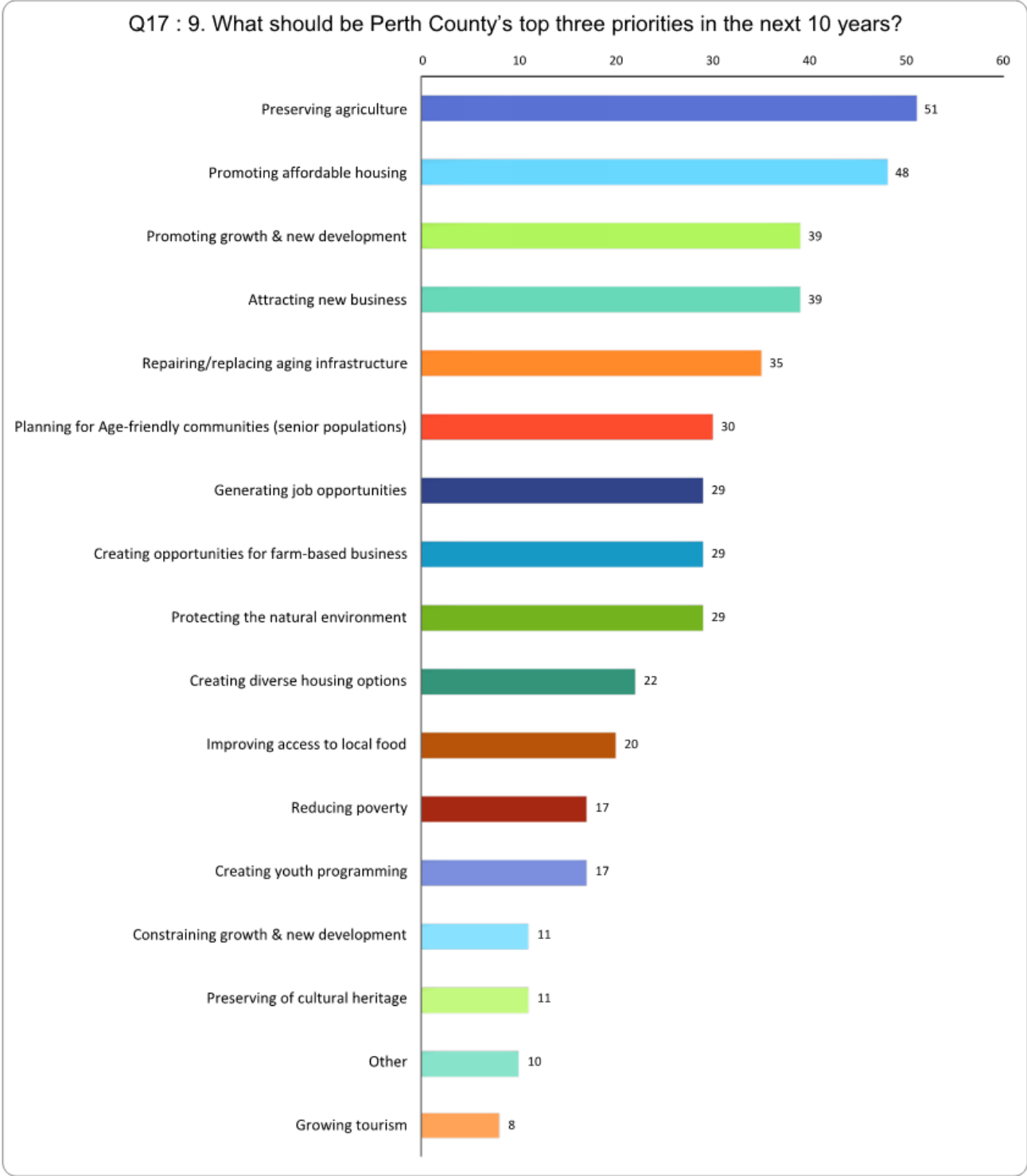



Figure 8: Results from Question 17 from the 'Perth County's Future' Survey.

The purpose of the survey was to encourage participation by residents in identifying emerging issues and challenges that the County is currently facing and to use the Official Plan review to address those issues and challenges. The survey provided critical insight into what is important to residents including the protection of agriculture, the promotion and provision of affordable housing, and encouraging economic growth through new development and job opportunities. The



survey has been extremely beneficial in identifying common themes that will become important pieces of the County's Official Plan.

3.3 NEXT STEPS

WSP will continue to engage with members of Perth County's communities through a number of different touchpoints in each stage of the Project. As a strategy to increase public engagement efforts, WSP and the County have added a number of new initiatives to the communications and engagement plan in order to maximize participation and involvement throughout the Project. The Project's webpage will also leverage new and evolving consultation tools aimed at creating a meaningful and interactive experience for online users, and keep users involved throughout the entire process.

4 POLICY BACKGROUND AND CONSIDERATIONS

As part of the Background Review for Stage 1 of the Official Plan Review process, a series of policy background papers were prepared to examine specific policy topics in greater detail. These papers present and discuss the relevant policy framework, other contextual considerations and trends, and a summary of potential issues and opportunities to be addressed. This report will expand on the preliminary recommendations listed within the background reports. The background papers are summarized below:

4.1 BACKGROUND REPORT – HUMAN ACTIVITY AND THE BUILT ENVIRONMENT/ THE NATURAL ENVIRONMENT

The purpose of this background report (“the background report”) was to identify the key issues and Official Plan policies related to Human Activity and the Built Environment, and the Natural Environment. These policies require a review and update based on the issues identified in public and stakeholder consultation, along with applying the new planning frameworks that are now in place. The report begins by contextualizing the Official Plan review through an overview of the Planning Policy Framework including the *Planning Act, the Smart Growth for Our Communities Act, 2015, Building Better Communities and Conserving Watersheds Act, 2017*, the Provincial Policy Statement, 2014 (PPS), local existing Official Plans and the existing Perth County Official Plan. Local land use policy is required to be consistent with the policies of the Province as established through the PPS and address other provincial legislation such as Bill 73 (*The Smart Growth for Our Communities Act, 2015*) and Bill 139 (*Building Better Communities and Conserving Watersheds Act, 2017*). Both Bills have contributed to significant amendments to the *Planning Act*. Therefore, the purpose of this review and the New Official Plan is to ensure that it implements the most recent Provincial policy and legislation.

The background report looks at the specific amendments within these Bills that are applicable to the County. Some of the themes that are covered with each respective Bill are listed below:

Smart Growth for Our Communities Act, 2015 (Bill 73)

- Citizen Engagement
- Greater Certainty and Stability
- Local Decision Making and Accountability
- Dispute Resolution

Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139)

- Creation of a new Local Planning Appeal Tribunal (LPAT)

The issues examined in the background report are divided according to the two themes: Human Activity and the Built Environment, and the Natural Environment. Each theme was examined

through the lenses of the PPS, the current Perth County Official Plan and other applicable planning documents. The themes are as follows

1. Growth Management
2. Economic Development and Tourism
3. Lot Creation/Consent Activity
4. Built Form
5. Cultural Heritage and Archeology
6. Servicing/Waste Management
7. Housing
8. Transportation Networks
9. Agriculture
10. Mineral Aggregate and Petroleum Resources
11. Source Protection
12. Natural Heritage
13. Parks and Open Space
14. Natural and Human Made Hazards
15. Energy Conservation and Climate Change

By analysing relevant planning documents, preliminary issues and considerations were identified as part of the background report. These preliminary issues and considerations provide a framework for the policy recommendations discussed in Section 5 of this report and will result in the establishment of policies in the new Official Plan.

4.2 OFFICIAL PLAN UPDATE – COMPREHENSIVE REVIEW – WATSON, 2020

Watson & Associates Economists Ltd. (Watson) in association with WSP, undertook an assessment of the County's long-term population, housing, and employment growth potential ("Assessment of Growth Potential report"), and the associated urban land needs to the year 2045. The study included a brief overview of macro-economic and regional development conditions, an assessment of demographic and housing trends, forecast long term housing, population and employment change, and an assessment of the residential and employment land needs by urban serviced settlement areas over the next 25 years.

As part of the review of the Official Plan, this analysis is an important part of making appropriate decisions regarding land use planning, growth management, infrastructure planning/phasing and municipal finance for the County and its local municipalities.

MACRO-ECONOMIC OUTLOOK AND REGIONAL EMPLOYMENT TRENDS

The Ontario economy has experienced steady economic growth over the past several years. The Perth County economy is also transitioning from goods production to services production as shown in Figure 9. The fastest growing employment sectors were primarily in knowledge-based or "creative class" sectors as well as other services-producing sectors, including retail trade and finance and insurance. It is also important to note that the County experienced

steady employment growth across a number of industrial sectors, led by construction and transportation and warehousing.

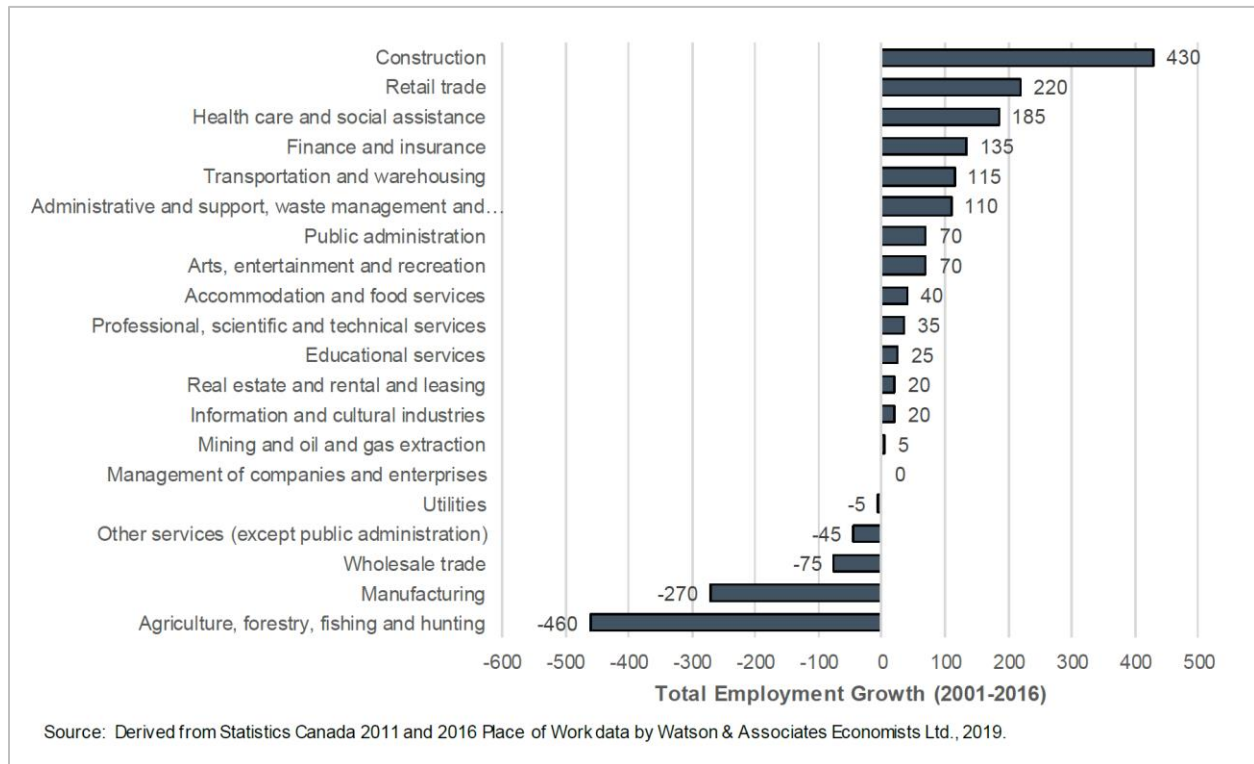


Figure 9: Average Annual Employment Growth by Sector in Perth County, 2001 to 2016

The municipalities have a blend of rural lands and urban settlement areas with employment based around agriculture and agricultural related uses, retail, small to medium scale manufacturing, retail trade, health care and social assistance, and others. The “Creative Class” economy, people engaged in arts and culture, is also very present in the County along with many small businesses and home-based occupations. With over 2200 farms, agricultural land-use activities continue to be the dominant land-use activity in the County. Due to the importance of the agricultural economy, the Perth County Official Plan should continue to provide strong support for agricultural land-use activities and the protection and preservation of agricultural lands.

PERTH COUNTY DEMOGRAPHIC AND HOUSING TRENDS

The County has experienced moderate growth over the past 15 years with an annual population growth rate of 0.4% between 2011 and 2016. Housing construction, which continues to be dominated by low density housing forms, has also seen a sharp rise between 2015 and 2019 and therefore the annual population growth rate is anticipated to continue to increase over the 2016 to 2021 Census period. A majority of the recent growth has been concentrated in the Municipality of North Perth as shown in Figure 10.

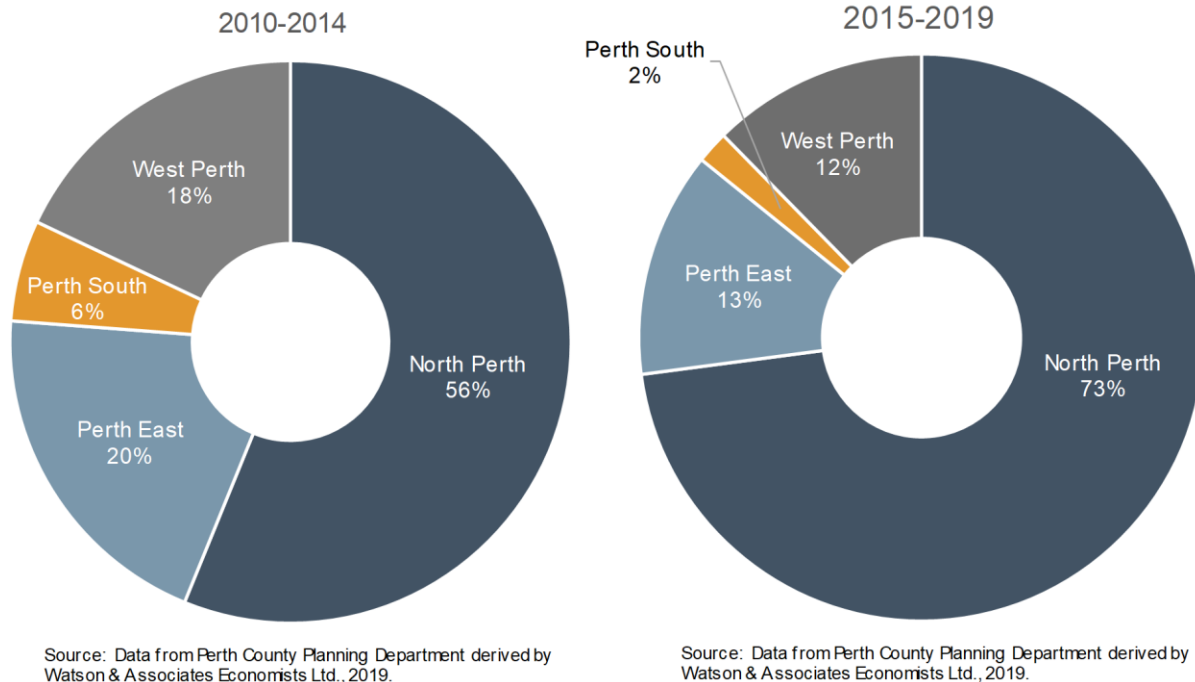


Figure 10: Historical Residential Building Permits in Perth County, 2010 to 2019

The County’s population is also aging with the County’s older seniors’ population (i.e. 75+) anticipated to increase over the next 25 years. This has implications on the provision of seniors’ housing, affordable housing and the need for social services.

PERTH COUNTY GROWTH OUTLOOK TO 2046

Due to the gradual build-out of the Greater Golden Horseshoe, there is increasing pressure on the municipalities just outside the Greater Golden Horseshoe. This pressure may result in many new residents in Perth County between the 25-54 age group originating from urban centres in the Waterloo Region, but also from the 55-74 age group due to the attractiveness of the County as a retirement destination. As seen in Figure 11 below, Perth County’s population is forecast to increase from 39,100 in 2016 to 51,000 by 2046, which represents an increase of 11,900 – or a 0.9% growth rate, per annum over the 25-year period. The population growth rate is slightly higher than the previous 15-year period and is only slightly lower than the larger urban municipalities of London and St. Marys. A majority of the growth will be due to net migration. To accommodate the increase in population, 5,100 housing units are anticipated to be built in the period 2016 to 2046 with a majority being built in the County’s urban serviced areas. Future housing growth will be dominated by low-density housing forms; however, increasing market opportunities will exist for medium-density and high-density housing as the local and provincial population base continues to age.

Year	Population (Excluding undercount)	Population (Including undercount) ¹
Mid-2001	37,700	
Mid-2006	37,300	
Mid-2011	37,600	
Mid-2016	38,100	39,100
Mid-2021	41,200	42,400
Mid-2026	43,400	44,700
Mid-2031	45,400	46,700
Mid-2036	47,000	48,300
Mid-2041	48,400	49,700
Mid-2046	49,600	51,000
Mid-2016 to Mid-2021	3,100	3,300
Mid-2016 to Mid-2026	5,300	5,600
Mid-2016 to Mid-2031	7,300	7,600
Mid-2016 to Mid-2036	8,900	9,200
Mid-2016 to Mid-2041	10,300	10,600
Mid-2016 to Mid-2046	11,500	11,900
Mid-2001 to Mid-2006	-400	0
Mid-2006 to Mid-2011	300	0
Mid-2011 to Mid-2016	500	39,100
Mid-2016 to Mid-2021	3,100	3,300
Mid-2021 to Mid-2026	2,200	2,300
Mid-2026 to Mid-2031	2,000	2,000
Mid-2031 to Mid-2036	1,600	1,600
Mid-2036 to Mid-2041	1,400	1,400
Mid-2041 to Mid-2046	1,200	1,300

Source: 2001 to 2016 data from Statistics Canada Demography Division by Watson & Associates Economists Ltd., 2019.

¹ Census undercount estimated at approximately 2.8%. Note: Population including the undercount has been rounded.

Figure 11: Long-Term Population Growth Forecast in Perth County, 2001 to 2046

(Census undercount is estimated at approximately 2.8%. The net Census undercount represent the net number of persons missed during Census enumeration.)

Employment growth within Perth County is expected to increase steadily along with the local population growth. The employment base is forecast to increase by approximately 7,400 jobs between 2016 and 2046, however with an aging population the rate of employment growth is anticipated to gradually decline over the 2026 to 2046 period.

PERTH COUNTY LONG-TERM URBAN LAND NEEDS, 2020 TO 2045

Overall, on a County-wide level, the County has insufficient designated land within its urban serviced settlement areas and urban fringe area to accommodate the urban housing demand over the next 25-year period as shown in Figure 12.

Perth County		Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units
Urban Serviced Area	Supply	2,158	683	184	3,025
	Demand (2020 to 2045)	2,046	1,002	574	3,622
	Deficit	112	-319	-390	-597

Source: Watson & Associates Economists Ltd., 2020.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add up precisely due to rounding.

Figure 12: Perth County Long-term Urban Housing Needs, 2020 to 2045 (Urban Serviced & Urban Fringe Area)

However, each settlement area has a range of housing needs as shown in Figure 13.

Urban Serviced Area & Urban Fringe Area		Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units
Municipality of North Perth - Urban Serviced Area & Urban Fringe Area	Supply	1,123	311	29	1,463
	Demand (2020 to 2045)	1,569	929	468	2,966
	Deficit	-446	-618	-439	-1,503
Township of Perth East - Urban Serviced Area & Urban Fringe Area	Supply	191	12	31	234
	Demand (2020 to 2045)	158	54	86	298
	Deficit	33	-42	-55	-64
Municipality of West Perth - Urban Serviced Area & Urban Fringe Area	Supply	844	360	124	1,328
	Demand (2020 to 2045)	320	20	20	360
	Surplus	524	340	104	968
Perth County - Urban Serviced Area & Urban Fringe Area	Supply	2,158	683	184	3,025
	Demand (2020 to 2045)	2,047	1,003	574	3,624
	Deficit	111	-320	-390	-599

Source: Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.


² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add up precisely due to rounding.

Figure 13: Long Term Housing Needs (Units) in Perth County (Urban Serviced Area & Urban Fringe Area), 2020 to 2045.

In North Perth, the Listowel urban serviced area is expected to have a deficit of 1,700 units by 2045. An additional 98 gross hectares of urban residential land are required to accommodate this shortfall.

In West Perth, the urban serviced area of Mitchell has sufficient supply of designated residential lands to accommodate the anticipated demand over the next 25 years.



While there are sufficient urban lands designated to accommodate forecast housing demand in the Township of Perth East within the Shakespeare Urban Serviced Area for the 25-year planning horizon, it is important to note that there is a limited amount of “shovel-ready” greenfield housing supply within the Shakespeare Urban Serviced Area. Therefore, the remaining greenfield lands designated for residential development need to be brought to market in a timely manner to ensure the anticipated housing demands can be met. The Milverton Urban Serviced Area has been identified to have a deficit of 207 housing units and will require an additional 13 gross hectares of residential land to meet the housing demand over the 25-year period.

In the Township of Perth South additional urban lands will not be required within the Village of Sebringville to accommodate the housing demand over the next 10 years. However, future urban expansion should be considered for the 25-year planning horizon within the Village of Sebringville within the context of the County’s urban structure and provision of municipal servicing.

5 POLICY RECOMMENDATIONS

This intent of this section is to summarize policy considerations that have been identified through the background report and the Assessment of Growth Potential report. The result of these summaries have informed the creation of the policy recommendations and assisted in establishing an initial foundation for the development of the New Official Plan, which are also identified below. The section is organized by themes that were identified through our background review and through public and stakeholder engagement.

5.1 GROWTH MANAGEMENT

A coordinated and strategic approach is required to accommodate future population and employment growth through the efficient management of land and resources. The PPS sets out the vision for Ontario's land use planning system by directing growth and development to urban and rural settlement areas while providing adequate support to the viability of lands outside of settlement areas. The PPS emphasizes, through various policies, the importance of achieving balanced, efficient and resilient development patterns that can accommodate current and future needs. This includes accommodating a range of residential (including second units, affordable housing, seniors' housing), employment (including industrial and commercial), institutional (including places of worship and cemeteries), recreation, parks and open space uses to meet long-term needs. The many land uses also need to be supported by the necessary infrastructure (including appropriate transportation options, electricity generation facilities, and public service facilities) that also consider the impacts to the environment and a changing climate.

The current County Official Plan uses a settlement area hierarchy to direct non-farm related growth to Settlement Areas. Settlement areas are divided by Serviced Urban Areas – which provide a range of land uses and where full municipal servicing is available or is to be available in the near future. Smaller settlement areas such as Villages and Hamlets vary in size and mix of land uses and are not serviced by full municipal services. Each type of Settlement Area has its own set of goals and policies and support the efficient use of land. Updated population and employment projections for the next 25-year planning horizon from the Assessment of Growth Potential report have helped identify the allocation of growth to the local municipalities and identified land needs to accommodate the forecasted growth. The current settlement area hierarchy adequately addresses the needs of the County, based on a review of the PPS and the background reports. Serviced Urban Areas will continue to accommodate the majority of the expected growth in the County due to the appropriate provision of infrastructure and servicing. With this in mind, it is proposed that the general structure and associated policies (where they continue to have merit) within the Listowel, the Milverton, and the Mitchell Official Plans be considered in the new Perth County Official Plan. This will assist in allowing certain aspects of structure and land use designations to be brought forward and updated while allowing for a more contemporary policy framework to be introduced. The policy recommendations below aim to address the updates to the PPS and the need to update the County Official Plan based on anticipated growth.

Table 1: Growth Management Policy Recommendations

#	Policy Recommendation	Discussion
1	<p>Upon review of the Official Plan Update – Comprehensive Review Report (Watson, 2020), and a review of the current settlement area hierarchy, we recommend that the settlement area hierarchy be retained as it currently exists; however, that the following policy directions be implemented:</p> <p>North Perth</p> <ul style="list-style-type: none"> An additional 98 gross hectares of urban residential lands are required to accommodate future growth within Listowel to 2045.. Also, the Urban Serviced Area should be updated to encompass all existing residential lands that have access to municipal services as well as the lands currently zoned “Industrial” within the Listowel Urban Fringe Area. Further analysis is required to determine what land use controls are needed to control how this growth is managed. <p>Perth East</p> <ul style="list-style-type: none"> That due to the limited amount of “shovel-ready” lands that are appropriately serviced within the Shakespeare Urban Serviced Area, it may constrain future urban development in this area unless the remaining greenfield lands designated for residential development are brought to market in a timely manner. As a result, the supply should be closely monitored. The Milverton Urban Fringe Area requires an additional 13 gross hectares of urban residential land to meet anticipated housing requirements over the next 25 years and that this be determined in consultation with the County and local municipality to determine the appropriate location of these lands based on compatibility and servicing availability. As it relates to Employment Lands, the lands currently zoned “Industrial” within the Milverton Urban Fringe Area be included within the urban settlement boundary. <p>West Perth</p> <ul style="list-style-type: none"> No change for residential lands; however, as it relates to Employment Lands, the vacant parcel of lands currently zoned as “Industrial” within the Mitchell Urban Fringe Area located north of Frank Street, 	<p>Per the report on the Official Plan Update - Comprehensive Review Report, there is a requirement for additional land supply within certain areas of the County, while supply land needs are sufficient elsewhere. Specific community needs are to be addressed.</p> <p>In addition to the land needs discussion, the Official Plan also addresses settlement area hierarchy, which is not proposed to change.</p>



#	Policy Recommendation	Discussion
	<p>immediately east of the existing Heron Industrial Park, be brought into the urban settlement area boundary.</p> <p>South Perth</p> <ul style="list-style-type: none"> No change; however, over the long-term, future urban expansion within the Village of Sebringville should be considered within the context of the County's urban structure (i.e. urban settlement hierarchy), the feasibility of municipal servicing within this community and appropriate coordination with the Township of Perth East. 	
2	<p>The general structure and associated policies (where they continue to have merit) within the Listowel, the Milverton, and the Mitchell Official Plans should be used as a basis for developing a consistent land use structure in the new Perth County Official Plan. This will assist in allowing certain aspects of structure and land use designations to be brought forward and updated while allowing for a more contemporary policy framework to be introduced.</p>	<p>To ensure settlement structure and land use designation consistency within Served Urban Areas in Perth County.</p>
3	<p>That a minimum intensification target of 10% be applied across the County; however, depending on the "Urban Served Area", and through discussions with local staff and Council, that target may be increased.</p>	<p>To ensure that appropriate targets are established within built-up areas in accordance with Section 1.1.3.5 of the PPS. The "10%" was derived through discussions with local Municipal staff and a review of housing intensification targets in comparable municipalities within southwestern Ontario.</p>
4	<p>Forecasted growth should be directed towards the County's Served Urban Areas through intensification and redevelopment where feasible, or through new development where sufficient infrastructure (full municipal water and wastewater services) and community services and facilities are provided or planned for.</p>	<p>To ensure anticipated growth is being accommodated in areas where existing and sufficient infrastructure is present as noted in Section 1.1.3.2 and 1.1.3.3 of the PPS.</p>
5	<p>Include policies that encourage and emphasize the need for seniors' housing, affordable housing and the need for social services., in addition to other bonusing options or incentives that may be offered through planning tools such as Section 37.</p>	<p>The Assessment of Growth Potential report noted that the County's population is aging. Between 2001 and 2016, the percentage of population within the 55+ age group (i.e. empty-nesters and seniors) has steadily increased from 21% to 29%. Over the next 25 years, the County's population of older seniors (i.e. 75+) is anticipated to steadily increase, driven by the aging of the Baby Boomers.</p>

5.2 ECONOMIC DEVELOPMENT AND TOURISM

Perth County is regarded as a manufacturing hub with 23% of its labour force employed in the sector. Tourism is also an important part of the County's economy due to the all-year access to the natural environment available through activities such as hiking and cycling on trails that run through the County, along with the unique character and history of its communities. The PPS encourages a mix and range of employment uses to support the County's long-term economic prosperity by providing opportunities for a diversified employment base and encouraging compact, mixed-use development that can incorporate employment uses within settlement areas. It is also important to maintain a range of suitable sites for employment uses and ensuring that the necessary infrastructure is in place to support current and future needs.

One of the main goals of the existing County Official Plan is to preserve the agricultural resource base and the continued development of the agricultural sector along with encouraging the development and attraction of small businesses within the downtown business districts. The County Official Plan builds off the directives of the PPS by directing local municipalities to monitor the capacity of local infrastructure, provide an adequate supply of land designated for residential, industrial and commercial purposes, and to facilitate coordination among economic development parties and partners to support economic development within the County. The policy recommendations below aim to address the directives of the PPS and update the County Official Plan to support the County's long-term economic prosperity.

Table 2: Economic Development and Tourism Policy Recommendations

#	Policy Recommendation	Discussion
1	Conduct a coordinated effort with the County's Corporate Strategic Plan (2012-2017) and New Strategic Plan project (currently underway), in order to align with key economic and development goals and strategies, in particular, which relate to supporting existing and new opportunities in the agriculture and tourism sectors.	To harness the strength of the County's agriculture and tourism sectors through appropriate policy coordination per Section 1.2.1 of the PPS.
2	Include policies which support the preservation and enhancement of the vibrant and historic character of the downtown areas and main streets within the County.	To ensure anticipated growth is being accommodated in areas where existing and sufficient infrastructure is present while supporting the cultural heritage landscapes per Section 1.7 of the PPS.
3	Create policies to increase opportunities to support local food, and promoting the sustainability of agri-food, agri-product businesses, and agro-tourism.	To further support and encourage the growth of the agricultural sector in the County per Section 1.7 of the PPS.
4	The zoned industrial lands within the Listowel Urban Fringe Area and the Milverton Urban Fringe Area are	Additional lands will be required to accommodate forecast industrial land



#	Policy Recommendation	Discussion
	designated industrial and included within their respective urban settlement boundaries.	needs over the next 25 years per the Assessment of Growth Potential report.
5	The vacant parcel of zoned industrial lands within the Mitchell Urban Fringe Area located north of Frank Street, immediately east of the existing Heron Industrial Park, is designated industrial and included within the urban settlement area boundary.	

5.3 LOT CREATION/ CONSENT ACTIVITY

Lot Creation or Consent is permitted under Sections 50 and 53 of the *Planning Act*, which provides a municipality with the authority to create a new lot or parcel of land. In addition, any changes to existing property boundaries, easements, or rights-of ways, also require consent approval. For the creation of multiple lots, an application for a plan of subdivision will typically be required. For lands that are not designated Prime Agricultural Area, the PPS permits lot creation as long as there is a confirmation of sufficient reserve sewage and water system capacity within municipal/private communal sewage or water services. However, in Prime Agricultural Areas, lot creation is discouraged and is only permitted with certain exceptions.

The existing County Official Plan allows lot creation either through the plan of subdivision approval process or the consent or severance approval process. The existing County Official Plan also outlines specific policies pertaining to consents/severances, some of which apply generally to all applications, and others that are applied to applications on lands within specific land use designations. The New County Official Plan should include provisions on part lot control exemption which are not part of the existing County Official Plan. The policy recommendations below aim to address the directives of the PPS and update the County Official Plan to coordinate with provincial policies.

Table 3: Lot Creation and Consent Activity Policy Recommendations

#	Policy Recommendation	Discussion
1	The New Official Plan should emphasize the importance of giving consideration toward the appropriateness of consent applications in terms of (A) sufficiency of reserve sewage systems and reserve water system capacities, and (B) respecting the hierarchy of services.	To implement the policy directions noted in Section 1.6.6.6 of the PPS regarding lot creation and consent applications. It is recognized that consents may be appropriate for lands outside of urban settlement areas to accommodate limited residential development, in accordance with the PPS requirements for permitted uses (S. 1.1.5.2) and Minimum Distance Separation.
2	Include policies that guide lot creation within designations outside of the settlement areas.	

5.4 BUILT FORM

The promotion of well-designed built form to encourage a sense of place and providing spaces that are high-quality, accessible and safe, are emphasized in both provincial policies and the existing County Official Plan. The PPS also focuses on appropriate cultural planning that helps conserve features that define character such as built heritage resources and cultural heritage landscapes. The County Official Plan is similar in its promotion of well-designed built form as it encourages the development of a compact form of development in serviced urban areas that promote active transportation and subdivision designs that incorporate open space areas, and walkways. The County Official Plan also considers accessibility issues in accordance with the *Accessibility for Ontarians with Disabilities Act* (AODA). The policy recommendations below aim to address the directives of the PPS and update the County Official Plan to support the promotion of well-designed built form.

Table 4: Built Form Policy Recommendations

#	Policy Recommendation	Discussion
1	Include enhanced policies to support well-designed built form such as policies related to urban design, the design of public spaces and the streetscape and the interface between the private and public realms.	To promote well-designed built form that encourage a sense of place and provide spaces that are high-quality, accessible and safe, per the <i>Smart Growth for Our Communities Act</i> , 2015 and Section 1.1.1 of the PPS.
2	Residential intensification should ensure compatibility and transitions in height and density between existing uses to ensure intensification is contextually appropriate and reinforces the character of existing neighbourhoods.	

5.5 CULTURAL HERITAGE AND ARCHEOLOGY

The preservation of cultural heritage values and assets is a key aspect of the County. The rural, small-town lifestyle was identified as one of the County's most attractive qualities in the County's Corporate Strategic Plan (2012-2017). The PPS encourages the conservation of cultural heritage resources by not permitting development or site alteration on lands containing archeological resources or areas of archeological potential unless significant conservation efforts have been made and impacts have been evaluated.

Similarly, the County Official Plan emphasizes the importance of diverse heritage, including archeological sites, buildings and/or structures through promoting their preservation. Some of the objectives include maintain a County-wide inventory of cultural heritage resources, encouraging public awareness and appreciation of cultural heritage resources, and working to prevent future demolition or damage of sites, buildings and/or structures of significant cultural heritage. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better recognize, preserve and protect cultural heritage.

Table 5: Cultural Heritage and Archeology Policy Recommendations

#	Policy Recommendation	Discussion
1	Directing that County Council and/or local municipal Councils consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.	To better coordinate and implement provincial policies, per Section 1.7 and 2.6, that encourage the preservation of the County's cultural heritage values and assets.
2	Enhance policies which support the conservation and preservation of cultural heritage resources, with particular emphasis on resources which are important to the entire County.	
3	Include policies which acknowledge cultural heritage as an economic development resource, which supports the long-term economic prosperity of the County and contributes to its identity in a meaningful way.	
4	Include policies which support of the conservation of significant cultural heritage landscapes.	

5.6 SERVICING/WASTE MANAGEMENT

Accommodating for appropriate servicing and waste management throughout the County is a critical aspect of infrastructure planning. Infrastructure can include sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. The PPS encourages a coordinated and integrated approach to land use and infrastructure planning to ensure cost-effective and resource-effective development patterns and standards are being implemented. The PPS establishes a hierarchy for the provision of services, with municipal sewage and water services as the preferred form of servicing for settlement areas. Private communal and individual on-site water and sewage services can also be used where municipal servicing cannot be provided. Partial services may be considered only where they are necessary to address failed individual on-site services in existing development or within settlement areas to allow for infilling and minor rounding out of existing development on partial services, provided long-term capacity is available and there are no negative impacts. The PPS also includes policies around stormwater and waste management where the emphasis is on ensuring the systems are of an appropriate size and type to accommodate present and future requirements while also promoting environmentally-friendly objectives.

The existing County Official Plan also prioritizes the appropriate provision of community infrastructure along with the management of capacity and capability of the local municipalities' critical servicing infrastructure such as municipal water supply, municipal sewage treatment, and stormwater management. The County currently implements a similar hierarchy to the PPS, requiring development within Serviced Urban Areas to be serviced by municipal water and sewage services. Villages and Hamlets such as Atwood and Shakespeare, largely rely on partial

municipal servicing, private or individual services. Regarding waste management, the County will work in coordination with local municipalities, who are responsible for waste management, to encourage waste reduction and to manage development around landfills. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better prepare the County for future growth and the required servicing.

Table 6: Servicing/Waste Management Policy Recommendations

#	Policy Recommendation	Discussion
1	Policies should continue to direct that municipal sewage and water services are the preferred form of servicing in settlement areas. Individual on-site sewage services and individual on-site water services should only be used where the site conditions are suitable for the long-term provision of such services with no negative impacts. Within settlement areas, these services may only be used for infilling and minor rounding out of existing development. The communities with partial municipal servicing like Atwood and Shakespeare should be encouraged to move towards full municipal services over time.	To ensure adequate servicing and waste management throughout the County's established communities and lands deemed appropriate for long-term development, per policies in Section 1.6.6 of the PPS.
2	Lot creation should only be permitted subject to the established servicing hierarchy and confirmation of sufficient reserve sewage and water system capacity within municipal or private communal sewage and water services.	
3	Include policies with respect to planning for stormwater management to minimize negative impacts to the natural and built environment, as well as human health and safety.	
4	Include policies that implement land use compatibility criteria related to the location of Sewage Treatment Plants and Waste Disposal Sites.	To update policies in relation to the Ministry of Environment and Energy's D Series Guidelines, 1991.
5	The Official Plan should promote the use of green infrastructure to complement infrastructure provision.	To ensure appropriate size and type to accommodate present and future requirements and promote more sustainable solutions to waste management and related infrastructure as noted in Section 1.6.10 of the PPS.
6	Planning for infrastructure is to be coordinated with land use planning so that they are financially viable over their lifecycle, which may be demonstrated through asset management planning.	

5.7 HOUSING

The provision of appropriate housing is a critical aspect of building sustainable and complete communities. The County is seeing a stronger demand for a larger variety of housing types and sizes to meet the diverse range and needs of residents and workers. This includes emergency shelters, affordable housing, seniors housing and special needs accommodations. The PPS recognizes the importance of accommodating for a variety of housing through policies that emphasize the need to make lands available for residential intensification and redevelopment, implementing minimum targets for the provision of affordable housing, and locating housing where infrastructure and servicing capacity exists or is planned.

The County Official Plan also recognizes the importance of increasing the inventory of residential units and the opportunities for first-time homeowners by providing for a mix of housing types. Secondary dwelling units have been identified in the County Official Plan as a means of providing affordable housing while improving efficiencies in the use of infrastructure and public services. As a large part of the County is designated as Agricultural, attention is given within the County Official Plan towards adequate distance separation and buffering between farm-related commercial and industrial activities and other sensitive uses such as hospitals or seniors housing. The County Official Plan also directs that local Official Plans contain, at a minimum, general development and land use policies which deal with residential uses including low, medium and high density residential uses, affordable housing, special needs housing, infill and intensification. The initiation of the Ten-Year Housing and Homelessness Plan for Stratford, Perth County and St. Marys (2014 – 2024) also looked to identify current and future housing needs, set objectives and targets for housing needs and propose actions and a strategy. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better address current and future housing needs in the County.

Table 7: Housing Policy Recommendations

#	Policy Recommendation	Discussion
1	Include a definition of 'affordable housing' that is appropriate for the County.	To conform with the Ten-Year Housing and Homelessness Plan for Stratford, Perth County, and St. Marys (2014-2024), PPS policies in Section 1.4.3, and the <i>Strong Communities through Affordable Housing Act, 2011</i> which provide definitions of affordable housing, targets/goals and policy considerations that support the provision of affordable housing (rental and ownership housing).
2	Promote the increase in affordable housing supply to provide a diverse range of accessible, appropriate, and adequate unit types.	
3	Identify targets for rental housing in the New Official Plan to encourage private sector developers to construct rental housing in new developments.	
4	Consider special housing needs, including senior's housing and ageing in place and supporting age-friendly communities. Co-housing opportunities for Seniors.	



#	Policy Recommendation	Discussion
5	<p>Establish targets/goals to support a range and mix of various housing types and densities within the County including:</p> <ul style="list-style-type: none"> Working with Stratford and St. Marys to determine the appropriate allocation of the 228 new units of affordable housing that need to be created over the next 10 years. To implement, approximately 80 (35 percent) may be achieved through rent supplements, while 148 (65 percent) could be new construction or acquisition. Once the allocation has been determined between the three partners, appropriate targets may be identified. In addition, 61 new units of permanent supportive housing are needed. Supportive housing could be provided through purpose-built housing with staffing or by partnering with community-based agencies to provide supports, such as case management, mental health care, or other forms of assistance to people in independent housing. 	
6	Review and update Secondary Dwelling Unit policies to ensure they remain appropriate and assist in facilitating the development of Secondary Dwelling Units.	To implement secondary dwelling unit policies as directed by the <i>Strong Communities through Affordable Housing Act</i> , 2011.

5.8 TRANSPORTATION NETWORKS

An effective transportation network is a critical component of complete and healthy communities. The PPS includes many transit-supportive planning policies to encourage the creation of transit-oriented communities which focus on active transportation and transit as the primary modes of transportation. Land use patterns, density, encouraging a mix of uses, multi-modal connectivity, and the location of major infrastructure are some of the tools that are promoted to support current and future active transportation and transit use. The PPS also emphasizes the importance of protecting major goods movement facilities and corridors and ensuring appropriate development in the vicinity of these corridors. The province’s Transit Supportive Guidelines, 2012 assist municipalities in implementing the policies and objectives of the PPS.

The County Official Plan also encourages compact development within its serviced urban areas to encourage and facilitate active transportation and transit use, including the siting of new buildings, linking residential and commercial areas with open space and walkways, and using existing trails. The County Official Plan also establishes a classification of roads which include Provincial Highways, County Roads, and Local Roads. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better plan for a transportation network that can accommodate current and future needs.

Table 8: Transportation Networks Policy Recommendations

#	Policy Recommendation	Discussion
1	Ensure adequate transportation infrastructure is in place prior to permitting new development to proceed.	<p>To conform with policies in Section 1.6.7 and 1.6.8 to ensure residents are served by an efficient transportation network by:</p> <ul style="list-style-type: none"> - Encouraging a multimodal transportation system that allows for efficient movement of goods and people and therefore supports economic development in the County; - Better coordinating development with current and planned transportation networks; and, - Aligning transportation efforts and objectives with the Provincial ministries and local municipalities.
2	Ensure there is an adequate network of transportation facilities and infrastructure available to serve the needs of existing and future development both in the County and throughout the surrounding region.	
3	Consider a multimodal transportation system to support accessibility across the County which appropriately address the projected needs to support movement of goods and people.	
4	Conduct a coordinated effort with the County's Community Transportation Coordinator Project (currently underway), in order to align with key transportation and transit strategies associated with the pilot project.	
5	Consider further policies to support a comprehensive and integrated active transportation network.	
6	Include policies regarding MTO requirements and policies for Provincial Highways, including highway access control, land uses in proximity to Provincial Highways and wayside pits and quarries.	

5.9 AGRICULTURE

Over 90 percent of the County is classified as prime agricultural land with over 2,200 farms and 201,605 hectares of farmland. The protection of prime agricultural land for a diversifying range of agricultural uses is a key component of the County Official Plan and the PPS. The PPS strongly emphasizes the protection of prime agricultural land with non-agricultural uses being extremely limited and lot creation being discouraged. The province also implemented the Minimum Distance Separation Formulae (MDS) to prevent land use conflicts and minimize nuisance complaints related to odour from agricultural facilities.

Similarly to the PPS, the County Official Plan emphasizes the protection of prime agricultural lands in the County specifically for the production of food, fibre and fuel by ensuring agricultural lands are used for agricultural uses or activities that are complementary and supportive of agriculture. The County Official Plan also includes specific policies which are to be applied to consent applications including the consideration of protecting natural environment features, not aggravating existing natural hazards and discouraging incompatible land use activities.

Policies within the PPS such as the Minimum Distance Separation (MDS) formulae, and specificities of permitted uses need to be updated in the New Official Plan. The Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) developed the Guidelines on Permitted Uses in

Ontario's Prime Agricultural Areas (Publication 851), 2016 as a guide to assist in interpreting the PPS and to outline the range of uses that are allowed in prime agricultural areas. In the same manner, Provincial prime agricultural mapping should be reviewed to ensure consistency in the Official Plan.

The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better protect agricultural land and uses within the County.

Table 9: Agriculture Policy Recommendations

#	Policy Recommendation	Discussion
1	The policies pertaining to permitted uses within the Agriculture designation should be refined, which categorize permitted uses as: agricultural uses, agriculture-related uses, and on-farm diversified uses.	Policies with respect to agriculture-related and on-farm diversified uses (i.e., secondary farm operation, home occupations, bed and breakfast establishments, farm-related commercial and industrial activities,) should be further reviewed to ensure they provide sufficient flexibility and implement the Province's Guidelines on Permitted Uses in the Agricultural Area, to be consistent with PPS policies in Section 2.3. For example, the secondary farm occupation policies currently limit the number of off-farm employees to a maximum of two; and the maximum floor area to 375m ² , irrespective of the size of the agricultural lot.
2	Apply the Minimum Distance Separation (MDS) Formulae to existing lots, consent applications for surplus farm dwellings, within settlement areas, and following the destruction of all or part of a dwelling by catastrophe, and changes related to the expansion of institutional uses intended to primarily serve communities that rely on horse-drawn vehicles.	To implement the recommendations from the Province's Minimum Distance Separation (MDS) Formulae Document, 2017, to determine appropriate setbacks from livestock barns, manure storage or anaerobic digester and other land uses.
3	Preserve and protect agricultural lands for the purpose of supporting agricultural land use activities.	To better align policies within the County Official Plan with policies of the PPS in Section 2.3 and to protect and enhance the agricultural sector in the County.
4	Enhance policies for non-agricultural uses that may be permitted in prime agricultural areas in accordance with the PPS. These uses may relate to the extraction of minerals, petroleum resources and mineral aggregate resources. Limited non-residential uses may only be permitted through a site-specific Official Plan amendment and subject to satisfying various criteria.	



#	Policy Recommendation	Discussion
5	Policies should support opportunities for local food, urban and near-urban agriculture, and promote the sustainability of agricultural, agri-food and agri-product businesses through protecting agricultural resources and minimizing land use conflicts.	
6	Provide flexibility for lands outside of urban settlement areas to accommodate a more diverse range of uses as outlined in the PPS.	
7	Site specific Official Plan Amendments within the Agricultural Area should be reviewed to assess consistency with the PPS and whether greater flexibility for permitted uses may be warranted.	
8	Policies to provide strong support for agricultural land-use activities and the protection and preservation of agricultural lands.	
9	Maintain flexibility for landowners to manage their own woodlots based on good forest management practices.	

5.10 MINERAL AGGREGATE AND PETROLEUM RESOURCES

The County is home to mineral aggregate resources such as sand and gravel deposits and limestone deposits. The PPS notes in Section 2.4.2.1 that mineral aggregate and petroleum resources shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. An Aggregate Resources Inventory Paper (ARIP) was completed for Perth County (Paper 175) in 2012 and included an inventory and evaluation of the aggregate resources in the County.

Currently the County Official Plan identifies Mineral Aggregate Resources on Schedule A within Section 10. The designation is intended for the extraction and processing of aggregate resources including its associated process. The County Official Plan aims to protect these areas by allowing for compatible land use activities such as farming or forestry until such a time that the use of the lands is required for mineral aggregate extraction. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better protect mineral aggregate resources in the County.

Table 10: Mineral Aggregate and Petroleum Resources Policy Recommendations

#	Policy Recommendation	Discussion
1	Recognize the importance of mineral aggregates as essential non-renewable resources and ensure the wise management of these limited resources.	To better align policies within the County Official Plan with policies of the PPS in Sections 2.4 and 2.5 and



#	Policy Recommendation	Discussion
2	Provide policy direction with respect to the rehabilitation of prime agricultural areas back to an agricultural condition to recognize the interim use of extraction activities.	to protect and manage the limited resources in the County. To also update mapping in accordance with MNRF's latest aggregate resources mapping updated in 2013 and with the Oil, Gas and Salt Resources Library, where applicable.
3	Policies with respect to wayside pits and quarries, portable asphalt plants and portable concrete plants (S. 10.5.5 and 10.5.7) used on public authority contracts should be updated to be permitted, without the need for an official plan amendment, rezoning, or development permit under the <i>Planning Act</i> in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities, to be consistent with the PPS.	
4	Schedule A should be updated to identify areas within which mineral aggregate resources (primary and secondary) are located and to identify of all known mineral deposits, known petroleum resources and significant areas of mineral potential.	

5.11 SOURCE PROTECTION

The *Clean Water Act*, 2006 was introduced by the Ontario government to require communities to develop source protection plans to keep water resources clean and safe. Perth County is located within the Grand River, Thames Sydenham, Maitland Valley and Ausable Bayfield watersheds. Each of the respective watersheds has a Source Protection Plan (SPP) that is currently in effect and has to be incorporated within the New County Official Plan. The SPPs identify different types of vulnerable areas that affect drinking water quality, including Wellhead Protection Areas (WHPA), Highly Vulnerable Aquifers (HVA), and Significant Groundwater Recharge Areas (SGRA), outline the threats to the quality and quantity of water, and propose actions to reduce threats and protect source water. The PPS also includes policies that restrict development and site alteration in or adjacent to sensitive water features or ground water features. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to incorporate the Source Protection Plans that are currently in effect.

Table 11: Source Protection Policy Recommendations

#	Policy Recommendation	Discussion
1	New policies will be required to implement the four Source Protection Plans (Grand River, Thames Sydenham, Maitland Valley and Ausable Bayfield), with respect to wellhead protection areas and designated	To ensure that decisions on planning matters meet the requirements of the <i>Clean Water Act</i> , the Official Plan must conform with significant threat



#	Policy Recommendation	Discussion
	vulnerable areas to protect municipal drinking water sources.	policies and have regard to moderate and low threat policies. Official Plans are required to be updated within 5 years of the source protection plan coming into effect, or at the time of the municipality's comprehensive five-year review.
2	Identify and protect highly vulnerable aquifers and significant groundwater recharge areas, while prohibiting and restricting certain uses which may pose a risk to municipal drinking water sources.	

5.12 NATURAL HERITAGE

As noted in the County Official Plan, due to the limited nature of natural resource features and areas in the County, the County Official Plan places a greater emphasis on the protection, preservation, enhancement and improvement of the County's natural resource features and areas. The PPS recognizes the importance of an interconnected natural heritage system which includes significant wetlands, woodlands, valleylands, and areas of natural and scientific interests among others. The PPS aims to conserve, protect and enhance natural heritage features and areas and includes policies that only permit development or site alterations in or adjacent to natural heritage features and areas, if it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The Ontario Natural Heritage Reference Manual, 2010 provides guidance to municipalities for implementing the natural heritage policies in the PPS.

Within Schedule A of the current County Official Plan natural heritage features and areas are designated as Natural Resources/Environment. The purpose of this designation is to preserve, protect and enhance important environmental areas and features by managing the land use impacts that can reduce their size, form or impact their ecological function. The County has initiated the Perth County Natural Heritage Systems Study, 2018 to evaluate the existing ecological land resources in the county and also implemented a Forest Conservation By-law to regulate the destruction or injuring of trees in woodlands or woodlots in the County. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better protect Natural Heritage Resources and areas in the County.

Table 12: Natural Heritage Policy Recommendations

#	Policy Recommendation	Discussion
1	<p>Update policies and mapping for the identification and significance of natural heritage features and areas, and natural heritage systems, including the establishment/enhancement of natural linkages and corridors.</p> <p>This may include updated mapping to identify the type of natural heritage feature and area, using designations and overlays to assist in implementing the Specific Feature Policies (S. 11.5). The land use designation of Natural Resources/Environment may be further delineated to</p>	<p>Updating natural heritage policies and mapping to be consistent with the PPS policies in Sections 2.1 and 2.2 and also:</p> <ul style="list-style-type: none"> - improve consistency with the Province's Natural Heritage Reference Manual (NHRM) to identify that the establishment of a natural heritage system is



#	Policy Recommendation	Discussion
	identify areas where development and site alteration is not permitted (i.e., Provincially Significant Wetlands), and areas where development may be permitted within, subject to appropriate demonstration through an EIS.	<p>intended to improve the resilience of ecosystems, protect and promote biodiversity, as well as to manage flood risks at a watershed level. In this regard, natural heritage features should be protected and shoreline areas, watercourses and drainage features should remain naturalized or restored to a naturalized state;</p> <ul style="list-style-type: none"> - While the PPS establishes minimum requirements for the protection of significant natural heritage features and areas, the County may provide more restrictive policies based on the local circumstances. In some instances, the Official Plan policies are more restrictive (i.e., Significant Woodlots) than provincial requirements; - Policies related to adjacent lands and natural heritage features/areas should be reviewed based on PPS (S. 2.1.9), which provides that “Nothing in policy 2.1 (Natural Heritage) is intended to limit the ability of agricultural uses to continue.”; and, - Conform to policies within Recommended Guidance for Aquatic Species at Risk Protection, 2018.
2	Section 11.5 of the current Official Plan (Specific Feature Policies) for natural heritage features should be further reviewed for consistency with the PPS.	
3	Include policies that better protect natural heritage features, areas and systems from impacts of land use change through tools such as the preparation of Environmental Impact Studies (EIS), edge management planning processes or assessments at a subwatershed scale that include the integration of natural heritage, natural hazard and servicing planning.	
4	Provide greater direction and policies for the preparation of an Environmental Impact Study (EIS) to assist in implementing the natural heritage policies. This can include the development of an updated EIS guideline document to provide more specific guidance on the initial consultation, EIS submission requirements, review process and scoping and/or waiver criteria.	
5	The extent of adjacent lands abutting a natural heritage feature or area should be further reviewed to ensure consistency with the Province’s NHRM, with respect to development and site alteration within proximity to a natural heritage feature, and requirements for the preparation of an EIS. There are numerous instances where the current policies are not consistent with the identification of adjacent lands to significant natural heritage features and areas as recommended in the NHRM (i.e., generally 120m).	
6	Significant valleylands should be identified.	
7	Maintain flexibility for landowners to manage their own woodlots based on good forest management practices.	
8	Further consideration should be given to the Official Plan policies which may impede agricultural uses to continue, within or adjacent to natural heritage features and areas. If agricultural lands are proposed to be developed for settlement or other non-agricultural land uses, the natural heritage system linkages should be identified and studied at an appropriate level of detail as part of the development review process.	



#	Policy Recommendation	Discussion
9	Updating Natural Resources/Environment policies to adequately address the protection of water resources (quality and quantity), wetlands, woodlands, significant wildlife, fish and species at risk habitats).	

5.13 PARKS AND OPEN SPACE

Easy access to parks and open spaces is an essential part of building complete communities. The PPS includes policies that encourage the provision of public spaces, recreation, parks, trails and open spaces to support healthy and active communities. The *Smart Growth for Our Communities Act, 2015* included changes to the parkland dedication requirements under the *Planning Act*, including the need to prepare a Parks Plan to identify policies for payment-in-lieu of parkland.

The County Official Plan notes that parks and playground areas should be located and designed to harmonize with and enhance surrounding uses. It includes policies that require parkland dedication or cash-in-lieu when subdividing land and provisions that allow for the provision of park and open space as a condition for development. The County Official Plan does not include a classification system for the County’s parks and open spaces. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to improve the provision and protection of parks and open spaces.

Table 13: Parks and Open Space Policy Recommendations

#	Policy Recommendation	Discussion
1	Updates to the Official Plan policies of 6.4.11.1 with respect to the provision of parks and open spaces and parkland dedication requirements.	To be consistent with the <i>Planning Act</i> , and seek to maximize the extent of parkland dedication.
2	Consider policies that define what lands are acceptable for parkland dedication. For example, undevelopable open space lands (e.g., stormwater management ponds, natural heritage features, valley lands, floodplains, hazard lands, etc.) should not be included in the parkland dedication requirements, although these may be assumed through voluntary dedication or easement.	To improve the provision of parks and open space within the County.
3	Consider alternative means for establishing new parks and open space lands in order to complement existing resources, provide important linkages, and/or contribute to a healthy natural environment. Alternatives may include: land purchases; land exchanges; partnerships and/or joint provision of land (with long-term assurances); height and density bonusing (as per	



	Section 37 of the Planning Act); and other means that arise from time to time.	
4	The County may consider establishing a parkland hierarchy to guide future parkland planning and development, and targets for the provision of parks and open spaces.	

5.14 NATURAL AND HUMAN MADE HAZARDS

To ensure the safety of residents and the environment, it is important to identify areas that may negatively impact the health and safety of residents and the environment, whether they are natural – such as lands that are impacted by flooding or erosion hazards, or hazardous sites, or if they are human made – such as waste sites, contaminated sites or mining operations. The PPS generally does not permit development or site alteration within or adjacent to lands that could be unsafe due to naturally occurring processes such as flooding, erosion or areas that are at risk of wildfire. In some cases, limited development is permitted if provisions are made for mitigating the impact of the hazards (i.e. floodproofing). In the same manner, development is generally not permitted on lands within or adjacent to lands affected by mining, mineral aggregate or petroleum resource operations, contaminated sites or waste disposal, unless appropriate mitigation measures have been implemented, if applicable. In some cases, Environmental Impact Assessment (EIA) reports are required to confirm the proposed development is justified.

The existing County Official Plan identifies areas as “Flood Plain” within Schedule A which were identified through studies conducted by the respective Conservation Authorities. The County Official Plan includes policies that discourage development within the Flood Plain and encourages cooperation with the Ministry of Natural Resources, the Conservation Authorities, and local municipalities along with the development of flood plain management programs. Municipal landfill sites are identified within Schedule A, B and C of the County Official Plan. The County Official Plan includes policies that development within 500 metres of the landfill sites must demonstrate the appropriateness of the development and the setbacks through soils, atmosphere and groundwater testing. Industrial lands that have previously been contaminated may also need to conduct a Phase 1 Environmental Site Assessment to determine the safety of the site. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to better identify and keep residents safe from natural and human made hazards.

Table 14: Natural and Human Made Hazards Policy Recommendations

#	Policy Recommendation	Discussion
1	Implementation of the Wildland Fire Risk Assessment and Mitigation Reference Manual with regards to promoting appropriate land use patterns, avoidance of uses and activities that may represent an unacceptable risk to public health and safety, identification of areas of known and potential hazardous forest types for wildland	To achieve consistency with the PPS, including policy 3.1.8 which requires development to generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.



#	Policy Recommendation	Discussion
	fire, and clear and reasonable mechanisms for assessing risks at the development application stage.	Policy 3.1.8 of the PPS also notes however that development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.
2	Strengthen policies which direct development away from any natural hazards and flood and erosion hazards (significant valley lands).	Section 3.1 of the PPS notes that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. The Plan establishes where development should generally be directed to and where development and site alteration is permitted.
3	Prohibit certain sensitive land uses from locating within hazard lands, including flooding hazards, in accordance with Section 3.1.5 of the PPS (i.e, institutional and emergency service uses).	
4	Discourage development that would aggravate or contribute to the hazard within the limit of the Conservation Authority's regulated area.	
5	Require no public obligation to either change the delineation of or to purchase any areas within the Hazard Lands.	
6	Include policies that direct development away from any natural and human-made hazards and flood and erosion hazards.	For municipalities and governments, flooding events contribute to increased public liability, escalating public costs related to the installation, maintenance, replacement or upgrade of protection works required to protect vulnerable developments, and mounting public expense to address past development decisions. As a result, careful consideration must be given where development is proposed in proximity to areas which may be subject to flooding.
7	Identify any additional known waste disposal sites in the Official Plan and provide policies with respect to development within 500m of a site and environmental study requirements.	Human constraints are human-made situations that present impediments, restrictions, or limits to development. In some cases, if development occurs within a specific area of constraint, it may result in a hazard to life, health or property. Restrictions or limits to development must sometimes be imposed to ensure public health and safety, avoid conflicts between different land uses,
8	Enhance policies which restrict development on abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations.	



#	Policy Recommendation	Discussion
		<p>and mitigate “adverse effects” as defined in the Environmental Protection Act. However, development can be sited or designed to mitigate the influence of a constraint.</p> <p>Adverse effects may be prevented or mitigated by location and design of development, specifically the separation of uses, the use of setbacks and buffering.</p>

5.15 ENERGY CONSERVATION AND CLIMATE CHANGE

Efficient use of energy and implementing sustainable approaches to energy use is an important part of reducing the impacts of climate change. The PPS includes policies that encourage local renewable energy projects and for planning authorities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through appropriate land use and development patterns.

The County Official Plan currently includes policies that support the development of wind energy generation systems for the production of electricity, and objectives that encourage innovative and environmentally sensitive development which incorporates and protects environmental features, promotes energy conservation and encourages construction techniques to reduce waste and promote water conservation. The policy recommendations below aim to address the directives of the PPS and to update the County Official Plan to incorporate improve energy conservation and limit the impacts of climate change on the County.

Table 15: Energy Conservation and Climate Change Policy Recommendations

#	Policy Recommendation	Discussion
1	Create new policies and tools to support/promote sustainability and energy conservation.	<p>The 2014 PPS includes policies and intentions with respect to creating resilient communities and managing climate change in Sections 1.6.1 and 1.8. Planning authorities are to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through appropriate land use and development patterns (e.g., by promoting compact forms; active transportation; mix of uses; energy</p>
2	Include policies which have regard for the development of energy supply including electricity generation facilities and transmission and distribution systems to accommodate current and projected needs.	
3	Include policies which promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.	
4	Include policies which promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.	



#	Policy Recommendation	Discussion
5	Include policies which support government programs and encourage industries to substantially reduce the production of chemical products known to have negative impacts on air quality.	efficient design; maximizing vegetation).
6	Include policies which support the undertaking of tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.	
7	Consider policy direction which seeks to mitigate climate change impacts and consider ecological benefits which are enhanced by nature, the development of infrastructure should also consider the impacts of climate change.	
8	Include policies which require new or expanded alternative or renewable energy systems to be designed and constructed in a manner which impacts on adjacent land uses in order to prevent adverse effects from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impact. Policies which require the County and local municipalities to provide input to the Province when applications for alternative and renewable energy systems, such as wind energy generation and solar energy facilities are being contemplated in the County.	



6 NEXT STEPS

The purpose of this report was to provide initial policy recommendations, building from the preliminary recommendations in the background report, and to establish a framework and basis for the development of the Official Plan. The policy recommendations do not represent the final proposed policies to be integrated into the Official Plan, but rather represent a foundation upon which the new policies will be prepared.

The next step will be to begin the preparation of the New Draft Official Plan based on the background work and proposed policy recommendations in this report. A series of four Public Open Houses and several stakeholder meetings will be held as part of the development of the New Draft Official Plan before the Final Draft Official Plan is presented to Council. The adopted Perth County Official Plan will then be forwarded to the Province for final approval.