Perth County

Cultivating Opportunity

OFFICIAL PLAN

Perth County Official Plan

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1 Introduction

The Perth County Official Plan (the "Official Plan" or "Plan") provides direction for strategic growth, progressive *development*, and planning for healthy communities over a planning horizon of 25 years. This Plan has been created through the vision and goals developed directly by the County and its residents. This Plan establishes a policy framework to guide physical and economic *development* in the County that supports social wellbeing and protects valued natural resources. It includes the goals, objectives, and land use policies for ensuring that the future needs of the County and its communities are met for the long term.

This Official Plan replaces the last provincially approved County Official Plan of 1998, and replaces the local Official Plans (Listowel Official Plan, Milverton Official Plan, and Mitchell Official Plan). The new County Official Plan serves as the Official Plan for both the County and its member municipalities of: Municipality of North Perth, Municipality of West Perth, Township of Perth East, and Township of Perth South. Although geographically located within the County of Perth, the City of Stratford and the Town of St. Marys are separate from Perth County in terms of their administration and this Official Plan does not apply to either municipality.

In an effort to develop a singular Official Plan across Perth County, certain changes have been made to the naming of designations and permitted uses that will be a progressive framework to meet the needs of the entire community.

1.1 What is the Official Plan?

The Official Plan has been adopted by the Council of Perth County under the authority of Section 17 of the *Planning Act*. *The Planning Act* requires municipalities to prepare an Official Plan to provide policies related to growth and *development* to provide long-range stability and a consistent vision for growth in the County.

The Official Plan recognizes both the challenges and unique opportunities within the County, creating a framework to direct growth and *development* while preserving the County's agricultural and natural resource base.

Ultimately, the Plan is a tool for implementing the County's vision to promote long-term demographic, environmental, economic and fiscal sustainability, which includes attracting new residents, promoting innovation and a knowledge, natural-resource, service and information-based economy, and ensuring the provision of appropriate amenities.

Multiple sources of information were reviewed as part of preparation of this Official Plan, including federal demographic information, provincial housing analyses, and locally generated studies. The following provide the basis for the policies of the Official Plan:

(a) The *Planning Act* prescribes the contents of an Official Plan and authorizes the County to prepare an Official Plan that establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural heritage areas of the County.
(b) The *Provincial Planning Statement* provides mandatory policies and guidance for the creation of strong communities, the wise use and management of resources and the protection of public health and safety.
(c) The Policy Directions Report 2020 prepared by WSP Planning Consultants.
(d) The Perth Natural Heritage Systems Study, prepared in 2018 and updated in 2019 by Upper Thames River Conservation Authority.
(e) Official Plan Update - *Comprehensive Review* Report, prepared by Watson and Associates (October 2023).
(f) The Business Retention and Expansion Report for Perth County 2021.
(g) The 10-year Housing and Homelessness Plan for Stratford, Perth County and St. Marys, as updated, prepared by Stratford Social Services.

The County is required to review the Official Plan ten years after it is adopted, and every five years after that. The objective of each review is to determine if the Official Plan needs to be updated to address new legislation and policies, or changing circumstances within the County.

1.2 How to Read the Official Plan

1.2.1 Plan Organization

This Plan includes several inter-related components, which must be read together to determine those components and policies that have an impact on any land within Perth County.

Policies in this Plan that use the word “will” or “shall” express a mandatory course of action. Where the words “encourage” or “may” are used, it indicates that the County requires consideration be given to the policy, but not necessarily compliance in all instances. Such policies provide direction and support for achieving the vision and goals of this Official Plan. With the exception of policies within the Official Plan that are directed or mandated through Provincial Policy, none of the policies are intended to formally commit County Council or lower-tier municipalities to providing funding for their implementation and funding decisions will be made by County Council on a case-by-case basis.

Italicized terms in this Plan are defined in the Glossary and/or in the *Provincial Planning Statement*. Defined terms are intended to capture both the singular and plural of forms of these terms. For other terms, the normal meaning of the word as defined by the Canadian Oxford Dictionary applies. Underlined and italicized terms in this Plan indicate the names of statutes, laws, acts, or similar documents.

1.2.2 Plan Structure

The Official Plan is organized into six sections (Sections 1 to 6):

Section 1: Introduction – provides a background and a basis as to why the Official Plan was prepared. Within this section important land use issues, goals, and objectives are provided. The goals and objectives provide the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies.

Section 2: Growth Management and Settlement Area Categories – provides detailed policies related to growth management, the County's land use structure, housing and community facilities, and renewable and non-renewable resources.

Section 3: Land Use Policies – provides the land uses and policies in the County's designated *Settlement Areas* (*Serviced Urban Areas*, Villages and Hamlets, Rural Clusters, Urban Fringe); resource areas (Agriculture, Natural Heritage, Mineral Aggregate); Open Space and Recreation.

Section 4: County Wide Policies – provides policies for the entire County and are not specific to designated areas of land.

Section 5: Land Division Policies – provides policies that are to be applied when dealing with proposals to divide or create separate parcels of land through the plan of subdivision process and through the *consent* process.

Section 6: Implementation and Interpretation – describes the mechanisms and processes for implementing and understanding the Official Plan, including how certain words should be interpreted and how they may be defined.

The goals, objectives, and policies of the Plan, while divided into distinct sections represent a balanced approach to planning, designed to promote the vital link between community, economy, and environment.

1.3 Perth County Profile

Perth County is a rich, vibrant agricultural community that is comprised of four Lower-Tier Municipalities: Municipality of North Perth, Municipality of West Perth, Township of Perth East, and Township of Perth South.

Perth County is also the traditional territory of many Indigenous people, including the Attawandaron (Neutrals), the Odawa, the Huron-Wendat, Mississaugas and Mississaugas of the Credit.

More than 500 years ago, the Ojibwe (Chippewa), Odawa and Potawatomi Nations established the Three Fires Confederacy as a political and military alliance in the Great Lakes region. The British Crown and the Chippewa Nation signed the Huron Tract Purchase (Treaty 29) in 1827, which comprises much of Perth County's lands today. The Canada Company, an agent of the British Crown, was the administrative agent for the Huron Tract and distributed up to one million acres of land to colonial settlers. It is, however, understood by the Country that the Chippewas of the Thames First Nation assert that "our treaties did not "surrender" [their] lands, despite what Britain and Canada have presumed".

In present day, the County's primary *settlement area*s are communities that have full municipal services to all or part of the *settlement area*. These include:

- Atwood and Listowel in the Municipality of North Perth;
- Milverton and Shakespeare in the Township of Perth East; and
- Mitchell in the Municipality of West Perth.

In addition to the primary *settlement area*s, there are also many Villages and Hamlets. As Perth County is predominantly agricultural, its Council and residents place significant value on its agricultural landscape and small-town character. This quality of place has been a key deciding factor for residents choosing Perth County as a place to live and work.

According to the Canada Land Inventory, approximately 90% of the County's total land area has Class 1, 2 or 3 soil capability, which are the highest classifications on a scale of Class 1 – 7. The County's soil capability is a key factor behind the significant contribution agriculture and agricultural-related activities make to the County's economy. Given the importance of the agricultural economy in Perth County, this Plan provides strong support for agricultural land-use activities and the protection and preservation of agricultural lands.

The term 'a dish with one spoon' refers to a concept developed by Indigenous peoples of the Great Lakes region. It was used to describe how land can be shared to the mutual benefits of all its inhabitants. According to the Haudenosaunee (Iroquois), the concept originated many

hundreds of years ago. The 'dish with one spoon' concept is being renewed in southwestern Ontario, as a guiding principle to building relationships with Indigenous communities and this Plan further considers this concept in implementation. A core value within the idea of a dish with one spoon is that those who use the land should not abuse the land. In other words, individuals and groups should only take what they need from the land so that there will be a healthy, long-term, sustainable environment.

Perth County Council has endorsed a 30-year population projection from 42,100 in 2021 to 62,900 by 2051. This forecast is based on the population projections presented in the Official Plan Update - *Comprehensive Review* Report, prepared by Watson and Associates (October 2023). This population projection is designed to be flexible and responsive to changing circumstances and conditions.

Similar to national and provincial trends, the Perth County economy is broadening from manufacturing to include a service economy. Looking ahead, existing and emerging knowledge-based sectors such as professional, technical and scientific services, finance and insurance, real estate and rental leasing, health care, information technology and agri-businesses are expected to represent the fastest growing employment sectors in the County.

1.3.1 Perth County Land Acknowledgement

Perth County recognizes that reconciliation is both an individual and collective process. As a municipal government and a leader in our communities, we commit to learning about our shared history with Indigenous communities.

We acknowledge that Perth County is situated on the traditional land of the Anishinaabe peoples who have a longstanding relationship with the land and water throughout the region. We honour and respect the history, languages and culture of the diverse Indigenous, Metis and Inuit people who call this territory home. As a County, we have a responsibility for reconciliation and the continued stewardship of the land on which we live and work.

1.3.2 Local Municipal Context

1.3.2.1 Municipality of North Perth

North Perth is the fastest growing community in Perth County with a population of 15,980 in 2021. Listowel is the urban centre of North Perth, and is a regional commercial and service hub for nearby communities in Perth, Wellington and Huron counties. Atwood is a second serviced *settlement area* in North Perth, located south of Listowel.

North Perth incorporated as a municipality in 1998, following the amalgamation of the former Townships of Elma (now Elma Ward) and Wallace (now Wallace Ward), the Town of Listowel (now Listowel Ward).

1.3.2.2 Municipality of West Perth

West Perth is home to more than 9000 people. Mitchell is the urban centre of West Perth and has a vibrant downtown and a number of large industrial employers. The Thames River travels through Mitchell, and together with the West Perth wetlands is a destination for bird watchers and hikers.

The Municipality of West Perth was incorporated in 1998 following the amalgamation of the Townships of Logan (now Logan Ward), Hibbert (now Hibbert Ward) and Fullarton (now Fullarton Ward) and the Town of Mitchell (now Mitchell Ward).

1.3.2.3 Township of Perth East

Perth East is a geographically large and diverse municipality, including two *serviced urban areas*: Milverton and Shakespeare. In 2021, the population of Perth East was 12,950. The largest economic sectors in Perth East are agriculture and agricultural related businesses, millwrighting, metal fabrication and tourism. The Guelph to Goderich rail trail travels through Millbank and Milverton welcoming cyclists to Perth East.

In 1998, the former Townships of Ellice (now Ellice Ward), Mornington (now Mornington Ward), North Easthope (now North Easthope Ward), South Easthope (now South Easthope Ward) and the Village of Milverton (now Milverton Ward) restructured to become the Township of Perth East.

1.3.2.4 Township of Perth South

Perth South had a population of 3,880 in 2021. A largely rural community, Perth South is known for its strong agri-business sector. Perth South includes the villages of Sebringville and Kirkton as well as several hamlets.

The Township of Perth South was incorporated in 1998 following the amalgamation of the Township of Downie, now Downie Ward and the Township of Blanshard, now Blanshard Ward.

1.4 Official Plan Vision and Goals

This Plan was developed with input from County residents through presentation to local Councils, landowner natural heritage visits, and public open houses. The following Section sets out the County's desired future through a Vision Statement and further articulates this vision

through a number of goals, which together provide direction and focus for the County's long-term land use, growth, and development plans.

1.4.1 Vision

A safe, healthy and inclusive community that provides opportunities for people of all ages to live, work and thrive. A place that cultivates and sustains a vibrant local economy that is rooted in a strong agricultural identity and entrepreneurial spirit.

1.4.2 Goals

The planning framework and policies of this Plan are based on a number of goals which have been established through reflection and interpretation of provincial policy and its application to the County. Goals are further refined based on the input of members of Council, stakeholders and County residents obtained during the preparation of this Plan. The goals of the County Official Plan include:

(a) Serve as both an upper-tier Official Plan and a lower-tier Official Plan by incorporating current planning policies for the four Lower-Tier Municipalities into one County-wide planning document.

(b) Foster the creation of a family oriented-community that is safe and attainable for people of all ages to live, work and play, while preserving its rich farming and agricultural identity.

(c) Direct the majority of the forecasted growth towards the County's *Serviced 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.

(d) Emphasize the importance of agriculture in the County through the implementation of a policy framework aimed at protecting and preserving Perth County's excellent agricultural land resource base for use by present and future generations of farmers for food production.

(e) Increase opportunities to support local food, and promoting the sustainability of agri-food, agri-product businesses, and agri-tourism.

(f) Support the preservation and enhancement of the vibrant and historic character of the County areas and main streets.

(g) Promote well-designed built form that encourages a sense of place and provide spaces that are high-quality, accessible and safe.

(h) Direct County Council and/or local municipal Councils to consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.

(i) Support the conservation and preservation of *cultural heritage resources*, with particular emphasis on resources which are important to the entire County.

(j) Identify, maintain, restore and improve natural heritage features and linkages throughout the County

(k) Recognize 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.

(l) Provide a policy framework which will 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.

(m) Ensure adequate servicing and waste management throughout the County's established communities and lands deemed appropriate for long-term *development.*

(n) Permit lot creation subject to established servicing hierarchy and confirmation of sufficient reserve sewage and water system capacity within municipal or private communal sewage and water services.

(o) Prepare 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. The County encourages the use of green *infrastructure* to complement *infrastructure* provision.

(p) Ensure that the provision of *infrastructure* is coordinated with land use planning so that it is financially viable over its lifecycle. This may be demonstrated through asset management planning.

(q) Provide a variety and choice of housing options, recognizing the existing *development* patterns, the need to preserve agricultural lands and areas of environmental sensitivity.

(r) Identify natural and human-made hazards and direct *development* away from these hazards.

2 Growth Management and Settlement Area Categories

The County of Perth continues to draw in new residents and strives to be a welcoming community for newcomers from Ontario, Canada and internationally. Since 2008, the County has experienced moderate to more intense growth, with its growth rate seeing notable increases since 2016 and increasing again in 2020 and 2021. Responsibly managing *settlement area* growth and change is a core function of land use planning.

A coordinated and strategic approach is required to accommodate future population and employment growth through the efficient management of land and resources across the County. The policies in Section 2 establish growth management objectives, and outline the general approach to growth management to be implemented by the Official Plan.

In 2023, Perth County finalized an assessment of the County's 25-year *development* potential and associated urban land needs. This assessment projects land needs until 2048 (Watson and Associates, October 2023, Perth County *Comprehensive Review*). Perth County has relied on the *Comprehensive Review* in planning how and where the County will grow, while ensuring that matters of provincial interest are protected, including sustainable *infrastructure* and the wise management of land and resources.

The County's *Serviced Urban Areas* include adequate designated land supply for forecasted *settlement area* growth to 2048. The evaluated land supply includes *intensification* of *development* within existing urban areas, infill and *redevelopment*, and *greenfield development*.

2.1 Growth Allocations

The County's population and employment growth forecasts will guide planning decisions over the Plan's 25-year planning horizon. These forecasts, a current available land inventory, and an evaluation of land use constraints existing in the landscape have been used to allocate and locate the best sites to accommodate future growth within each Lower-tier Municipality in the County.

Perth County's total population is forecast to increase from 42,100 in 2021 to 62,900 by 2051. Over the same period, the County's employment base is forecast to steadily increase by approximately 10,910 jobs, increasing from 18,790 in 2021 to 29,700 by 2051. Population growth within the County will be largely driven by net migration, as the population growth associated with natural increase (i.e. births compared to deaths) is anticipated to decline as the population ages and deaths exceed births.

The growth in population and housing that has been occurring in the County is from increased *development* pressure. As the more mature areas of the Greater Golden Horseshoe build out, pressure will increase on the municipalities beyond the GGH, including Perth County.

For Perth County, this outward growth pressure is anticipated to be most heavily felt from the larger urban centres of Waterloo Region, most notably the cities of Kitchener and Waterloo. It is anticipated that the majority of residents migrating to Perth County will be within the 25-54 age group. However, a growing proportion of new residents is expected in the 55-74 age groups, as Perth County is an attractive retirement destination, with numerous options for outdoor recreation, arts and culture.

This Plan allocates population and employment growth to each of the Lower-Tier Municipalities based on the growth management forecasts prepared by Watson and Associates and community *settlement area* structure policies of this Plan.

2.2 Growth Management Objectives

The County's growth management objectives are:

(a) Growth in the County will be directed to the County's Serviced Urban Areas, in order to optimize existing infrastructure, create vibrant and compact communities, and protect agricultural land and important natural features.

(b) Foster the creation of complete, healthy, and vibrant communities that enhance the quality of life for all residents by directing the majority of growth and *development* to *settlement area*s to conserve and protect the County's *prime agricultural lands* and important natural features.

(c) Within settlement areas, growth should be focused in strategic growth areas.

(d) Maintain a strong focus on *Serviced Urban Areas* as places that support efficient land use, *infrastructure* and community services.

(e) Promote *development* patterns in *Serviced Urban Areas* that represent compact built form and appropriate densities.

(f) Establish residential and employment *intensification* goals and encourage opportunities for *intensification*, infill and *redevelopment* to meet the changing needs of existing neighbourhoods.

(g) Encourage *economic development* opportunities through the identification and protection of employment and commercial areas through providing an appropriate range and mix of spaces to meet long-term needs, offer a variety of available parcels and attracting new businesses to the County.

(h) Create a policy framework for the provision of a broad range of *housing options* that are affordable to all income levels to meet the needs of the existing and future residents of the County.

(i) Provide a clear *settlement area* structure for directing and managing growth and *development* in the County over a 25-year planning horizon.

(j) Partner with key public agencies to forecast growth in community services such as schools, libraries, hospitals and medical care that is parallel with planning for projected population growth and housing needs.

(k) Direct development to areas outside of natural hazards, and ensure that new hazards are not created, and existing hazards are not aggravated.

(l) Perth County is committed to reviewing the available settlement area land supply every 5 years.

2.3 General Growth Management Policies

The population and employment forecasts and allocations from the 2023 Perth County *Comprehensive Review* will form the basis for planning and growth management activities, in particular the establishment of land needs in the Lower-Tier Municipalities to accommodate growth over the planning horizon. The majority of future growth will be directed to the County's *Serviced Urban Areas*: Listowel, Atwood, Mitchell, Milverton and Shakespeare.

The following growth management monitoring policies are adopted:

(a) This Plan has designated residential, employment, and commercial lands to meet the projected needs for a 25-year planning horizon. The County will maintain a land supply with a minimum of 15 years of residential growth through residential *intensification*, *redevelopment* and greenfield *development*.

(b) The County will monitor changes in forecasted population and employment growth on an ongoing basis and not less than every 5 years.

(c) The County will track the *development* of residential, employment and commercial lands through regular assessment of planning approvals (subdivisions, condominiums, site plans) and building permits, including *greenfield development*, *redevelopment* and infill developments, and report on land consumption, density and *intensification* every 5 years.

(d) The County will rely on the land consumption, density and *intensification* reports to monitor the amount of land available for residential, employment, and commercial uses to ensure a sufficient amount of land is designated.

(e) The Lower-Tier Municipalities are responsible for the *infrastructure* and public service facilities required to meet a minimum of 15 years of anticipated growth including, but

not limited to, water, wastewater, stormwater, power, active and vehicle transportation facilities, and waste management. Lower-Tier Municipalities will measure and report annually to the County on their capacity to accommodate the anticipated growth. It is the intention of this policy to require proactive planning for *infrastructure* and public service facilities that are appropriate, justified, efficient, and financially sustainable to the Lower-tier Municipality and County over the long-term.

(f) Lower-Tier Municipalities shall maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

(g) The Lower-Tier Municipalities will prepare *Master Infrastructure Servicing Plans* for a 25-year planning horizon.

2.3.1 Projected Housing Demand by Type

The traditional residential form in Perth County has been low density however, a steady increase in the share of medium and high-density housing forms is required to respond to the housing needs of an aging demographic, and the upward pressure on local housing prices and declining housing affordability.

The 2023 Perth County *Comprehensive Review* concluded that there will be demand for 8,600 new housing units to 2051. The Comprehensive Review estimated that the demand for housing forms would fall into the following density categories: 52% low density; 31% medium density; and 17% high density.

Low Density residential forms of development are generally low rise in character and included uses such as single detached, semi-detached, duplex, triplex, quadraplex and converted dwellings. Medium Density residential forms of development include multiple attached dwellings not exceeding three storeys. High Density residential forms of development include apartments and other multiple unit residential buildings which may be greater than three storeys in height.

To meet the above projected demand, it is a policy of the County that:

a) Within newly developing residential areas in Serviced Settlement Areas, the minimum overall net residential density shall be 15 units per hectare.

b) Where a development application proposing residential uses within a serviced settlement area is submitted for a site containing 2 hectares or more of developable lands, the County will require, wherever appropriate, a minimum of 30 percent of the new residential dwelling units to be planned in forms other than single detached and semi-detached dwellings.

c) Residential zones will be identified in the local Zoning By-laws, and shall permit the range of housing forms described above for each level of density.
d) Lower-Tier Municipalities shall review progress towards meeting forecasted demand at least every five years.

2.3.2 Intensification and Infilling Areas

Intensification and *infill development* contribute to the creation of *complete communities* by utilizing existing services and *infrastructure* efficiently, reducing travel distance for work and errands, and supporting the efficient use of land. *Complete communities* are envisioned to be vibrant, healthy and safe, where reliance on the private automobile is reduced and active modes of transportation are encouraged.

The County supports residential and employment *intensification* and *redevelopment* within the *Settlement Areas* in order to increase their vitality, efficiently use land and optimize the use of *infrastructure* and public service facilities. In the case of residential proposals, *intensification* also contributes to a range of housing choices. To facilitate residential intensification, reduced parking and landscaping requirements may be supported where appropriate; however, landscaping, privacy screening, façade improvements and other appropriate measures may be required in order to facilitate compatibility with adjacent low-rise residential or other sensitive uses.

Intensification means the redevelopment of a property at a higher density than currently exists. This may be achieved by replacing single-detached homes with semi-detached homes, duplexes or townhouses, or through the redevelopment of larger, underutilized sites into higher density uses.

2.3.3 Intensification Targets

The following *intensification* targets are minimum standards and the County will seek opportunities to encourage *intensification* and *infill* development beyond these minimum targets:

(a) A minimum of 15% of all new residential units approved annually during the planning horizon shall be through *intensification*.
(b) The County will target a minimum of 15% employment *intensification* on employment lands.
(c) *Intensification* is intended to accommodate a significant amount of new *development* in the County, and it is recognized that the type, form and scale of *intensification* may vary across the County based on local conditions and characteristics.

(d) The County will work with the Lower-Tier Municipalities to evaluate progress towards residential and employment targets at least every 5 years in accordance with Section 2.3 of this Plan.

(e) The County and Lower-Tier Municipalities will rely on the results of the residential and employment reports to inform appropriate actions to ensure opportunities for *intensification*, over the planning horizon, and to support employment and residential *development* in achieving *intensification* targets.

2.3.4 General Intensification Policies

The County shall consider applications for residential and employment *intensification* and infill *development*, including *redevelopment* of sites and buildings, based on the following policies:

(a) The County will encourage *intensification* within *Serviced Urban Areas*, Villages and Hamlets.

(b) *Intensification* will be encouraged subject to the policies of this Plan, including the availability of water, sanitary sewer services, and stormwater management facilities to accommodate the additional *development.*

(c) The road network can accommodate the traffic generated by the proposed *development*. *Intensification* within *Serviced Urban Areas* will be encouraged along local and County roads.

(d) The County will encourage *intensification* to be sympathetic to the heights, massing and scale of surrounding neighbourhoods in building design.

(e) Implementing zoning by-laws shall provide transitional policies related to intensification, including, but not limited to, building design and urban design principles that appropriately transition the height, scale, and massing of *intensification* in relation to existing *development*.

(f) The proposed *development* provides adequate privacy and minimal shadowing for existing and new residents.

(g) The proposed *development* screens loading and service areas from *sensitive land uses* and the street; and

(h) Land use compatibility and urban design controls may be required as a component of the planning rationale report accompanying *development* applications, in accordance with Section 4.8 and 6.5 of this Plan

(i) Applications for *intensification*, *redevelopment* and infill may be subject to site plan control approval.

2.3.5 Residential Intensification Policies

It is the policy of the County that:

(a) Increased densities will be supported, promoting a broad mix of housing forms and integrated mixed-use developments, accessible housing and integrated services.

(b) A portion of the County's future housing needs shall be provided through residential intensification, which may include any of the following:

i. Small-scale *intensification* through modifications to an existing dwelling to include *additional residential units* or construction of a new building containing multiple units;

ii. Infill development and residential development of vacant land in underutilized areas of Serviced Urban Areas, Villages, and Hamlets; and/or

iii. Redevelopment which includes either the replacement of existing residential uses with new residential developments at a greater density, or the replacement of non-residential uses with compatible residential or mixed-use development with a residential component.

(c) The addition of housing units above commercial uses will be encouraged in accordance with the policies in this Plan, in Urban Mixed-Use designations, Villages, Hamlets, and to a lesser extent, in Neighbourhood designations.

(d) *Intensification* will be strongly encouraged, especially where it results in new rental accommodation.

(e) Proposed residential *intensification* can be appropriately integrated within the physical characteristics of the existing area.

(f) Intensification, infill, and redevelopment will be directed to areas outside of natural hazards and to areas where safe access can be demonstrated in accordance with provincial standards.

(g) The County shall support appropriate urban residential infill and *intensification* proposals in Community Improvement Areas, where designated, provided the proposed development conforms to the policies of this Plan and the applicable Community Improvement Plan.

2.3.6 Conversion of Employment Areas

The 2023 Perth County *Comprehensive Review* projected land requirements for employment uses to 2048. At the time of preparation of this Official Plan, the County prepared a vacant lands inventory. This will be in updated in accordance with Section 2.3 of this Plan. The 2023 Perth County *Comprehensive Review* and vacant land inventory is available to review applications for conversions of employment lands for non-employment uses. Applications for the conversion of employments lands for non-employment uses must demonstrate that:

(a) There is a need for the conversion;
(b) The conversion will not adversely affect the overall viability of the employment area, and achievement of the employment *intensification* target, and other policies of this Plan;
(c) There is existing or planned *infrastructure* to accommodate the proposed conversion;
(d) The lands are not required over the long term for employment purposes for which they are designated, based on an employment land needs assessment; and
(e) Cross-jurisdictional issues, such as transportation or servicing impacts if any, have been considered.
(f) Where lands adjacent to industrial uses are proposed to be developed, the County and/or Lower-tier Municipality may require mitigation measures between industrial and *sensitive land uses* as informed by the Provincial D-6 Guidelines.

2.4 Strategic Growth Areas

In order to achieve the creation of *complete communities*, Perth County has identified strategic growth areas within the County's fully-serviced settlement areas to be the focus for mixed use development and strategic growth within the County over the lifespan of this plan. These strategic growth areas will be planned to accommodate for intensification and high-density mixed uses in a more compact built form.

The following policies apply to areas identified as strategic growth areas within Milverton, Mitchell, Atwood, Shakespeare, and Listowel on Schedule B of this Plan:

(a) The Strategic Growth Areas have the potential to accommodate significant growth and the County encourages the development of these areas through an intensified built form through Medium and High Density forms of development. These buildings will include residential uses and/or employment, in the form of community or regionally scaled retail and service commercial uses, offices and institutional facilities.
(b) Strategic Growth Areas are intended to be flexible and responsive to land use pattern changes and demands. An appropriate mix and range of commercial, retail, office, institutional and residential uses at different scales and intensities will be encouraged and supported within Strategic Growth Areas.
(c) Strategic Growth Areas should be planned as a focal area for commercial, recreational, and cultural uses. Major office and major institutional development should also be encouraged to locate in strategic growth areas, where feasible.
(d) Strategic growth areas are not land use designations and any development on lands within the boundary of these identified areas is still subject to the underlying relevant designation policies.

In order to appropriately plan for growth and development in these areas, the County should work together with the lower-tier municipalities to:

(e) Prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
(f) Through the implementing Zoning By-law, identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas; and,
(g) Permit development and intensification in strategic growth areas to support the achievement of *complete communities* and a compact built form.

It is further recognized that the County's partially-serviced settlement areas are experiencing growth pressures and could benefit from directing growth to a Strategic Growth Area. Prior to identifying a strategic growth area for the partially-serviced settlement areas within Perth County, a Secondary Plan shall be undertaken to assess servicing compacity and land use compatibility.

2.5 Settlement Area Categories

Perth County is comprised of communities spread throughout its large geographic area that are unique and different and vary in size, density, population, economic activity, diversity and intensity of land uses, service levels, and *infrastructure* availability. These communities are considered *Settlement Areas* for the purposes of the Official Plan and are where most non-farm *development* in the County occurs. They are identified as *Serviced Urban Areas*, Villages or Hamlets on 'Schedule B' of this Plan. Where 'Schedule B' is referred to in this plan, it means all of the Schedule B Land Use Designation maps.

The land use policies of Section 3 of this Plan are intended to support the creation of *complete communities* within Perth County's *Settlement Areas*. This will help meet current and future needs by providing access to a full range and mix of housing, employment and commercial opportunities, a range of local community services and facilities, recreation and open space, convenient transportation choices, and protection and enhancement of agricultural, cultural heritage and natural resources. *Settlement Areas* will accommodate the majority of population and employment growth in the County over the 25-year planning horizon to 2048. The following page lists the County's *Settlement Areas* by type:

Serviced Urban Areas

- Atwood: partially serviced with municipal sanitary services and municipal water
- Listowel

- Mitchell
- Milverton
- Shakespeare: fully serviced with municipal sewage services, partially serviced with municipal water

Villages

- Dublin
- Nithburg
- Gads Hill
- Rostock
- Kirkton
- Staffa
- Millbank
- Monkton
- Wartburg
- Newton
- Gowanstown: partially serviced with municipal water
- Sebringville: partially service with municipal water
- Trowbridge

Hamlets

- Amulree
- Avonton
- Bornholm
- Britton
- Brodhagen
- Carlingford
- Carthage
- Cromarty
- Donegal
- Fullarton
- Hesson
- Kinkora
- Kurtzville
- Lisbon
- Molesworth: partially serviced, municipal water
- Newry
- Poole
- Rannoch
- Russeldale
- Sebastopol: partially serviced by Oxford County municipal water
- St. Columban
- St. Pauls: partially serviced, municipal water
- Woodham

2.5.1 Serviced Urban Areas

Serviced Urban Areas provide for a broad range of land uses, including residential, commercial, employment, institutional, mixed-use, and open space uses. These uses serve the residents of the respective *settlement areas*, as well as the surrounding rural and agriculture areas, hamlets and villages.

Serviced Urban Areas have municipal *infrastructure* that provides sanitary/sewage treatment, water, and stormwater management, collection and sewer systems. Municipal services make these areas prime locations for a range of land uses and densities, a mix of housing forms including affordable market and non-market *housing options*. *Serviced Urban Areas* will also be designed for *active transportation* with consideration of opportunities for future public transit.

The fully *Serviced Urban Areas* of Listowel, Milverton and Mitchell are serviced by municipal water, sanitary and stormwater *infrastructure*. They are characterized by their vibrant historic commercial cores, established residential areas located on the periphery of the core, and newer residential *development* further removed from the core areas. Larger employment and commercial uses are typically located in the settlements' peripheral areas, along connecting roads.

Atwood and Shakespeare are identified as *Serviced Urban Areas*. Both Atwood, in the Municipality of North Perth and Shakespeare, in the Township of Perth East, are partially serviced, with full municipal sanitary services and partial municipal water. Both areas benefit from commercial and business uses which serve their local community, and have historically developed along their respective main roads, which includes Main Street (Highway 23) in Atwood and Line 34 (Highway 7/8) and Perth Road 107 in Shakespeare. *Development* should be compact in order to achieve a greater efficiency and density of land use and better utilization of servicing *infrastructure*. New *development* shall be serviced according to the policies in Section 4.7.8 of this Plan.

2.5.1.1 Serviced Urban Area Policies

Serviced Urban Areas and their boundaries are designated on Schedule B: Listowel, Schedule B: Mitchell; Schedule B: Milverton; Schedule B: Shakespeare and Schedule B: Atwood, and include:

- Listowel Serviced Urban Area;
- Mitchell Serviced Urban Area;
- Milverton Serviced Urban Area; and
- Atwood and Shakespeare partially *Serviced Urban Areas*.

It is the policy of the County that:

(a) Expansions to the boundaries of a *Serviced Urban Area* will only occur in accordance with the *settlement area* expansion policies in Section 2.7 of this Plan.

(b) The County and Lower-Tier Municipalities will identify and promote *intensification*, infill and *redevelopment* of designated and vacant and/or underutilized sites, in the *Serviced Urban Areas*, considering existing building stock and the availability of suitable existing or planned *infrastructure* and public service facilities to accommodate projected needs, and in accordance with the *intensification* and infilling policies in Section 2.3.2.

(c) Historic downtowns and main street areas should be maintained and/or enhanced through *development* that is compatible with the existing character of these areas. Mixed use *development* and an accessible pedestrian-oriented streetscape are encouraged.

(d) *Serviced Urban Areas* will continue to be the commercial and community service focal points for the County.

(e) The *redevelopment* of *greyfield sites* and *brownfield sites* is encouraged.

(f) *Development* patterns that minimize land consumption and optimize servicing *infrastructure* are cost effective and encouraged. Land use patterns which may cause environmental, heritage conservation or public health and safety concerns will be avoided.

(g) The County will work with Lower-Tier Municipalities to establish and implement phasing policies for *Serviced Urban Areas* to ensure the orderly progression of *development* and the timely provision of *infrastructure* and public services. *Development* shall be contiguous and adjacent to built up *settlement areas*.

2.5.2 Villages and Hamlets

Villages are smaller *settlement areas* that are characterized as having a broad range of land uses and activities, including local commercial uses, operations that provide local employment opportunities, and institutional uses that serve as focal points for the surrounding *rural areas*.

Villages are identified on the following Schedules:

- Schedule B: Brunner
- Schedule B: Dublin
- Schedule B: Gads Hill
- Schedule B: Gowanstown
- Schedule B: Kirkton
- Schedule B: Millbank

- Schedule B: Monkton
- Schedule B: Newton
- Schedule B: Nithburg
- Schedule B: Rostock
- Schedule B: Sebringville
- Schedule B: Staffa
- Schedule B: Trowbridge
- Schedule B: Wartburg

Villages may continue to experience limited growth through appropriate infilling and *development* of vacant lands, in accordance with the policies of this Plan.

Hamlets are the smallest of the identified *settlement areas* and are characterized as having a compact grouping of non-farm related *development*. Primary land uses include single-detached residential uses, with very limited non-residential uses. *Development* has generally occurred on private sewage disposal and water supply systems.

Hamlets are identified on:

- Schedule B: North Perth
- Schedule B: Perth East
- Schedule B: Perth South
- Schedule B: West Perth

Land within the Hamlet designation may continue to experience very limited growth through appropriate infilling and *development* of vacant lands, in accordance with the policies of this Plan. Policies specific to Villages and Hamlets are in Section 2.5.2 of this Plan.

2.6 General Settlement Area Policies

It is the policy of this County that:

(a) The County's *settlement areas* will be the focus of growth and the location of the majority of new *development*. Growth is encouraged in serviced *built-up areas* to maximize public and private *infrastructure* investment and to preserve the agriculture lands and conserve natural heritage features.

(b) *Settlement areas* will provide for *development* patterns that efficiently use land, resources, *infrastructure*, and public service facilities. *Development* with compact urban forms, increased density over historical patterns, a range of uses for more complete neighbourhoods and contributions to *active transportation* will be promoted.

(c) The County supports and promotes healthy, diverse, safe, and vibrant *settlement areas* within each of the Lower-Tier Municipalities where all residents can live, work, and enjoy recreational opportunities.

(d) Healthy and *complete communities* are those with a diverse mix of land uses, employment opportunities and housing options, including supportive housing, high quality public open space and convenient access to local services. Healthy, *complete community development* is supported throughout the serviced *settlement areas.*

(e) Land use patterns shall have densities and a mix of land uses that:

i. Efficiently use land, resources, infrastructure and public service facilities which are planned or available

ii. Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

iii. Minimize negative impacts on air quality and climate change, and promote energy efficiency.

iv. Prepare for the impacts of a changing climate.

v. Support *active transportation*, are transit supportive where transit exists, is planned, or may be developed in the future, and are freight-supportive, where appropriate.

vi. Are appropriate to the type of sewage and water services which are planned or available.

(f) The County will promote the long-term economic prosperity of settlement areas by:

i. Encouraging *development* within *settlement areas* that is compact, has a mix of uses, and supports transit and *active transportation*, where transit exists, with a broad range of housing options, services and amenities available for all residents

ii. Optimizing the use of land, resources, *infrastructure*, and public service facilities to accommodate forecasted growth and meet long term requirements.

iii. Identifying appropriate locations and promote opportunities for *redevelopment*, *intensification* and revitalization in areas that have sufficient existing or planned *infrastructure*.

iv. Providing for an efficient, cost effective, reliable, multimodal transportation system, where existing or planned, that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address expected growth.

v. Reducing dependence on the automobile through the *development* of mixed use, transit supportive and *active transportation* environments.

vi. Increasing the opportunity for job creation within the County by attracting and maintaining industries and businesses closer to where County residents live.

vii. Conserving energy and water.

viii. Maintaining the well-being of downtowns and main streets.
ix. Optimizing the long-term availability, viability and use of agricultural and other resources.
x. Planning for major facilities such as transportation corridors, sewage treatment facilities, *waste management systems*, industries and aggregate activities. Such facilities shall be appropriately designed and sited to prevent neighbouring land uses from the adverse effects of odour, noise and other contaminants.
xi. Planning for the long-term viability of agricultural lands.

2.6.1 Minimum Distance Separation (MDS) Requirements

(a) Where a Settlement Area expansion is within a MDS setback, these lands have been redesignated to align with land use permissions within a Settlement Area.
(b) Where new residential uses within an approved Settlement Area expansion are proposed within a previously identified MDS setback, a clause shall be registered on title, identifying the potential for odour nuisances relating to Normal Farm Practices.
(c) In instances where the expansion of a Settlement Area has impacted a MDS setback, the setback from the existing livestock barns, manure storages and/or anaerobic digesters on the day of passing of this Official Plan shall be deemed to conform with MDS requirements.
(d) Where the expansion of a settlement area has impacted an MDS setback, Municipal Councils are encouraged to adopt site-specific zoning provisions to recognize the reduced setback to ensure agricultural operations can continue adjacent to expanded settlement area boundaries.
(e) New/expanding livestock facilities shall be permitted to expand where the expansion will not further reduce an existing insufficient setback relative to MDS requirements.

2.7 Settlement Area Expansions

The County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and *development* patterns which minimize impacts on agriculture and natural heritage features and areas.

It is anticipated that there is sufficient land designated on Schedule B to accommodate the projected growth and *development* within the planning horizon to 2048. The County will work with the Lower-Tier Municipalities to monitor the vacant land supply.

New parcels that are appropriate for future growth should be identified as the land supply is consumed within the planning horizon so that municipalities are able to accommodate growth.

An amendment to this Official Plan will be required for the expansion of a designated *settlement area*. The applicant must have control of the lands proposed to be added to the Settlement Area in order for the application to be considered. Where an Official Plan Amendment is proposed to enlarge a *Settlement Area,* the following shall be provided by the Applicant for consideration by Planning Staff and Council, in addition to the requirements listed in Section 6.1.1 and Section 6.5.2:

a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
c) whether the applicable lands comprise *specialty crop areas*;
d) the evaluation of alternative locations which avoid *prime agricultural area*s and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural area*s;
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and,
g) the new or expanded settlement area provides for the phased progression of urban development.

The population and employment forecasts in the Perth County *Comprehensive Review*, October 2023 as updated, and the most recent Census information shall also be referenced as the basis of the analysis for considering expansion.

3 Land Use Policies

Section 3 'Land Use Policies' apply to specific land use designations on 'Schedule B' of this Plan. The land use policy subsections include:

- Section 3.1 Serviced Urban Areas
  - Section 3.1.1 Neighbourhood
  - Section 3.1.2 Urban Mixed Use
  - Section 3.1.3 Corridor Commercial
  - Section 3.1.4 Employment
  - Section 3.1.5 Institutional
- Section 3.2 Villages and Hamlets
- Section 3.3 Rural Clusters
- Section 3.4 Urban Fringe Areas
- Section 3.5 Agriculture
- Section 3.6 Mineral Aggregate and Petroleum Resources
- Section 3.7 Natural Heritage and Water Resources
- Section 3.8 Open Space
- Section 3.9 Recreation

'Schedule B' includes the following:

- Schedule B North Perth Land Use Designations
- Schedule B Listowel Land Use Designations
- Schedule B Atwood Land Use Designations
- Schedule B Monkton Land Use Designations
- Schedule B Trowbridge Land Use Designations
- Schedule B Gowanstown Land Use Designations
- Schedule B Perth East Land Use Designations
- Schedule B Milverton Land Use Designations
- Schedule B Shakespeare Land Use Designations
- Schedule B Newton Land Use Designations
- Schedule B Brunner Land Use Designations
- Schedule B Rostock Land Use Designations
- Schedule B Nithburg Land Use Designations
- Schedule B Wartburg Land Use Designations
- Schedule B Gads Hill Land Use Designations
- Schedule B Millbank Land Use Designations
- Schedule B Perth South Land Use Designations

- Schedule B Sebringville Land Use Designations
- Schedule B Kirkton Land Use Designations
- Schedule B West Perth Land Use Designations
- Schedule B Mitchell Land Use Designations
- Schedule B Dublin Land Use Designations
- Schedule B Staffa Land Use Designations

Where 'Schedule B' is referred to in this plan, it includes all of the 'Schedule B' Land Use Designation maps listed above.

3.1 Serviced Urban Areas

The fully *Serviced Urban Areas* of Listowel, Milverton and Mitchell are serviced by municipal water, sanitary and stormwater *infrastructure*. Policies that apply to designations within *Serviced Urban Areas* are listed below:

- Section 3.1.1 Neighbourhood
- Section 3.1.2 Urban Mixed Use
- Section 3.1.3 Corridor Commercial
- Section 3.1.4 Employment
- Section 3.1.5 Institutional

3.1.1 Neighbourhood

The 'Neighbourhood' designation is located within *Serviced Urban Areas*. The 'Neighbourhood' designation permits residential, neighbourhood commercial, institutional uses and park uses, to support the *development* of complete neighbourhoods. This designation promotes *active transportation* and opportunities for social interaction, allowing each neighbourhood to grow and change according to the needs of the community.

3.1.1.1 Permitted Uses within the Neighbourhood Designation

The 'Neighbourhood' designation shall permit a variety of housing options, as well as neighbourhood commercial and institutional uses as follows:

(a) Low and Medium Density residential forms
   i. Uses that are accessory to the primary residential use on the same lot, including Bed and breakfast establishments, Home occupations, and Private home day cares.

(b) Neighbourhood Commercial Uses, including convenience stores, personal service uses and other small-scale businesses that meet the day-to-day needs of the neighbourhood.

(c) Institutional Uses, including public uses, libraries, community centres, parks, community gardens and trails; schools, places of worship and other similar institutional uses.

(d) Uses, buildings and structures that are accessory to the principal permitted uses above.

3.1.1.1 Neighbourhood Land Use Policies

The following policies apply to lands within the 'Neighbourhood' designation:

3.1.1.1.1 Residential Uses

Residential uses within the 'Neighbourhood' designation shall be subject to the following policies:

(a) Residential *development* shall be encouraged to:

i. Locate as infilling;
ii. Locate in areas which will avoid the need for unjustified and/or uneconomical expansion of municipal services;
iii. Locate in areas which will be compatible with adjacent existing and proposed *development*;
iv. Locate in areas which will be adjacent to existing *built-up areas*;
v. Be of a compatible scale in relation to existing *development*;
vi. Generally, be directed to locations where access is available from local roads as opposed to direct access onto Provincial Highways or County roads;
vii. Locate in areas outside of natural hazards and to areas where access can be demonstrated in accordance with provincial standards; and,
viii. Be appropriately landscaped, buffered, and screened in order to maintain or enhance the compatibility with neighbouring non-residential uses, and especially when abutting lands containing rail lines, existing commercial/industrial uses, or any source of noise, vibration or odor.

(b) For proposals involving single-detached, semi-detached, duplex dwellings and converted dwellings:

i. Adequate front yard setbacks, landscaping, buffering, and screening may be required to support walkable neighbourhoods and adequately manage stormwater; and
ii. Proposals which, in the opinion of the local Council, would result in undue financial burden on the municipality, especially with respect to the provision of public utilities, municipal service *infrastructure* and related capacity or other necessary public services, shall be the responsibility of the developer.

(c) The construction of necessary *infrastructure* shall be the responsibility of the developer.

(d) The Lower-tier Municipality may require a *development* agreement as a condition of approval.

(e) Up to three residential units are permitted on a residential lot with full municipal services in accordance with the *Planning Act* and Section 4.2.5 of this Plan.

(f) For proposals involving triplex, fourplex, townhouse and low-rise apartment dwellings, as well as other types of multiple dwellings:

i. The watermains, sanitary sewers, and stormwater management facilities shall be capable of accommodating the *development*, or the proponent shall commit to upgrading services at no cost to the County and Lower-tier Municipality;

ii. Access points onto municipal roadways should not create conditions that are hazardous to traffic;

iii. Such *development* shall provide for adequate landscaping buffering, and screening in order to enhance the appearance of the *development* and to minimize the land use conflicts with *adjacent land* uses, including the travelling public;

iv. The buildings and structures for this type of *development* shall be designed in such a way that they are compatible with the existing *development* in the immediate area in terms of building form, setbacks and spacing;

v. A specific zoning category shall be established in the implementing Zoning By-law to permit row/townhouse and apartment buildings;

vi. Where *development* is proposed through condominium and incorporates apartments, townhouse dwellings and similar residential buildings, the County may require the provision of on-site recreational facilities or amenities such as private open space or playground equipment;

vii. Adequate road access and off-street parking areas shall be provided, the number of parking spaces required shall be established in the implementing Zoning By-law;

viii. A site plan agreement under the authority of Section 41 of the *Planning Act,* may be required for multiple unit residential *development*, subject to size and scale of the proposed *development*. Site Plans will address matters such as setbacks, building envelope, building design, parking, lighting, landscaping, screening, snow storage, garbage storage, access, grading, drainage and stormwater management;

ix. A home occupation, bed and breakfast, or private home day care in a dwelling unit will be permitted accessory to residential uses, provided the use does not change the residential character of the building and lot, and the principal use

remains residential. The use will be compatible with the surrounding residential uses and shall meet the requirements of the implementing Zoning By-law.

3.1.1.1.2 Neighbourhood Commercial Uses

To encourage a greater mix of uses within the Neighbourhood designation it is a policy of this Plan that:

(a) New neighbourhoods within *Serviced Urban Areas* are encouraged to have access to essential commercial uses within a 15-minute walk (approximately 1.25-kilometre distance);

(b) Within the existing *built-up areas*, neighbourhood commercial uses will be permitted through conversion, *redevelopment*, and infill *development* and evaluated on a site-by-site basis in accordance with the policies of this Section;

(c) In new greenfield *development*, the provision of neighbourhood commercial uses should be contemplated at the time of a *Planning Act* application to support the goals and objectives of this Plan. The County may require that a developer of a Plan of Subdivision or Condominium provide justification how their *development* supports *complete communities* and how the *development* will have access to essential commercial uses within a 15-minute walk when neighbourhood commercial uses are not proposed;

(d) Uses shall be limited to those which supply convenience goods and personal services for neighbourhood residents;

(e) Buildings and structures shall be designed and constructed in harmony with surrounding residential uses and measures shall be required to minimize the disruption of the normal enjoyment of a residential neighbourhood as a result of excessive light, odour, noise, signs and traffic;

(f) Adequate off-street parking areas and loading and unloading facilities shall be provided in accordance with the implementing Zoning By-law;

(g) Access to neighbourhood commercial uses shall be available from a public roadway. Such access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;

(h) Where the neighbourhood commercial use will abut a lot(s) used for residential purposes, adequate buffering shall be provided and such buffering may take the form of fencing or landscaping. Where buffering measures may not be adequate, special setback requirements or other measures may be imposed;

(i) Neighbourhood commercial uses locate in areas outside of natural hazards and to areas where access can be demonstrated in accordance with provincial standards;

(j) Residential units may be permitted in the upper storeys or to the rear of a building or structure containing a neighbourhood commercial use according to the implementing Zoning By-law;

(k) No open storage will be permitted for neighbourhood commercial uses;

(l) The floor area of any neighbourhood commercial use shall not exceed 200 square metres;

(m) The location of neighbourhood commercial uses shall be such that they do not create excessive amounts of vehicular traffic which negatively impact nearby residential streets;

(n) Neighbourhood commercial uses shall be placed in a separate zone classification in the implementing Zoning By-law. An amendment to the Zoning By-law shall be necessary in order to establish a new neighbourhood commercial use;

(o) Neighbourhood commercial uses may include an accessory residential unit for either the operators of the commercial use or as a rental housing unit; and

(p) A site plan agreement under the authority of Section 41 of the *Planning Act* shall be required for all new and/or expanded neighbourhood commercial uses.

3.1.1.1.3 Institutional Uses

Institutional uses in the 'Neighbourhood' designation shall be subject to following policies:

(a) Uses are intended to serve the needs of the local community. Where the institutional use is major in nature and serves the entire municipality and/or areas beyond, it is the intention of this Plan to place such uses in an Institutional designation, according to Section 3.1.5 of this Plan;

(b) Adequate off-street parking areas shall be provided. The number of parking spaces required shall be set out in the implementing Zoning By-law;

(c) Access shall be available from a public roadway and such access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;

(d) Where a proposed institutional use will abut a lot(s) used for residential purposes, adequate provision shall be made for landscaping, buffering, and/or screening;

(e) Existing institutional uses shall be placed in a separate zone classification in the implementing Zoning By-law. An amendment to the Zoning By-law shall be necessary in order to establish a new institutional use; and

(f) A site plan under the authority of Section 41 of the *Planning Act* shall be required for all new institutional uses.

3.1.1.2 Site Specific Neighbourhood Policies

(a) Lot 340 and Part of Lot 341, Registered Plan No. 339, Mitchell Ward, Municipality of West Perth

A commercial development described as an automobile gas bar, an automobile washing establishment, and convenience store with an accessory apartment dwelling(s) shall also be permitted. The following criteria shall apply to the permitted uses on this parcel of land:

i. The buildings and structures for the permitted uses shall be designed and constructed in harmony with surrounding residential uses and measures shall be required to avoid the disruption of the normal enjoyment of a residential neighbourhood as a result of excessive light, noise, traffic congestion, signs, and the assembly of people;
ii. Adequate off-street parking areas and loading and unloading facilities shall be provided;
iii. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;
iv. Adequate buffering shall be provided along the northerly and easterly boundaries of the subject land where residential uses abut the subject land. Such buffering may take the form of fencing and landscaping and/or landscaping in the form of a planting strip; and,
v. The floor area of the convenience store permitted on the subject land shall not exceed 600 square metres.

(b) 622 Elma Street, Listowel Ward, Municipality of North Perth

Permitted uses on this parcel of land are limited to business and professional offices and shall have a maximum gross floor area of 500m2.

3.1.2 Urban Mixed Use

The Urban Mixed-Use designation permits a mix of land uses, including residential, commercial and institutional, where people can work, live, and play. The Urban Mixed-Use designation permits a higher density and intensity than in the Neighbourhood designation and is intended to add vitality to the downtowns and outer-downtown areas where community, social uses, programming and events are centred. Urban Mixed-Use lands are to be developed with a regard for a pedestrian-scale environment.

3.1.2.1 Permitted Uses within the Urban Mixed-Use Designation

The 'Urban Mixed Use' designation is within *Serviced Urban Areas* and shall permit the following residential uses and dwelling types as well as a variety of commercial and institutional uses:

(a) The following Residential Uses are permitted in the 'Mixed Use' designation:

i. Residential units above and behind ground-floor commercial uses;
ii. Medium and High-density residential forms shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, apartments, low-rise and high-rise apartment buildings;
iii. Multiple-attached dwellings and other similar medium and high-density residential buildings;
iv. Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes; and,
v. Bed and breakfast establishments in accordance with Section 4.2.8.

(b) The following Commercial Uses are permitted in the 'Mixed Use' designation:

i. Retail and service commercial uses;
ii. Day care centres;
iii. Hotels;
iv. Office uses, including professional and medical offices;
v. Places of entertainment;
vi. Commercial parking lots;
vii. Recreational facilities; and
viii. Restaurants.

(c) The following Institutional Uses are permitted in the 'Mixed Use' designation:

i. Institutional uses including places of worship, neighbourhood community, and cultural centres;
ii. Elementary schools, secondary schools, post-secondary institutions, and day care centres;
iii. Federal, provincial and municipal community service uses shall be permitted including but not limited to courthouses, post offices, municipal buildings, libraries, hospitals, public service and public utility buildings and facilities, police stations, and fire stations; and
iv. Cultural and recreational uses including but not limited to museums, arts centres, libraries, and science centres.

(d) The following Open Space Uses are permitted in the 'Mixed Use' designation:

i. Parkettes;
ii. Parks;
iii. Common outdoor amenities areas on the same lot as multi-unit residential developments and/or mixed-use developments;
iv. Community gardens; and
v. Active transportation infrastructure such as trails and pathways connecting of trail and active transportation networks.

3.1.2.2 Urban Mixed-Use Land Use Policies

Development within the 'Urban Mixed Use' designation shall be subject to the following:

(a) New residential uses in the 'Urban Mixed Use' designation shall be permitted where they are integrated with commercial uses located on the same site. In *developments* incorporating residential elements, on-site amenities such as private open space may be required. The implementing Zoning By-law shall set out requirements for common amenities including outdoor amenities in new residential *developments*, where appropriate;

(b) Improvement, refurbishment and *redevelopment* proposals must include sufficient lighting, parking, buffering and landscaping and a high standard of design which has unity, coherence, and aesthetic appeal;

(c) The built-form and design of new commercial uses shall contribute to a pedestrian-scale environment and be compatible with existing *adjacent land* uses;

(d) New large-scale retail *developments* which require large parking areas shall generally be directed to the 'Corridor Commercial' designation;

(e) Proposals for major new or expanded retail *developments* may require a retail market study or other type of economic impact study. The studies, carried out by qualified professionals, shall be submitted with the *development* application. The terms of reference for required studies will be determined by the type, scale and scope of the *development* proposal;

(f) The implementing Zoning By-law shall include off-street parking requirements;

(g) *Development* shall consider existing residential uses. As such, the height, density and massing of the development shall transition from adjacent residential uses through the use of gradual height changes, additional setbacks and buffers, building treatments, location of parking, landscaping or other means;

(h) *Development* shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the *development* on adjacent uses is minimized according to the Urban Design and Built Form policies in Section 4.8 of this Plan;

(i) Generally, open storage shall not be permitted in the 'Urban Mixed Use' designation;

(j) New *development* shall minimize the obstruction of views of natural features and landmarks;

(k) The relocation or replacement of incompatible land uses and the *redevelopment* of derelict properties shall be encouraged;

(l) A coordinated approach shall be taken to the planning and design of streetscape improvements in commercial areas, including the upgrading of building facades, signage, sidewalks, lighting, parking areas and landscaping;

(m) The design of new buildings, and refurbishment of existing buildings, shall implement accessibility standards as required by the *Accessibility for Ontarians with Disabilities Act*, 2005;

(n) To encourage the reduction, re-use and recycling of waste, new *development* shall incorporate waste handling, recycling and, where feasible, composting, facilities into their site design; and,

(o) Energy conservation and energy efficiency in new *developments* shall be encouraged.

3.1.2.3 Institutional Development within Mixed-Use Sites

When considering a proposal for the establishment of a new or expanded institutional use within a 'Urban Mixed Use' designation, consideration shall be given to the following criteria:

(a) The nature/type of the proposed use meets applicable land use compatibility policies and guidelines;

(b) The proposed use will have no significant detrimental impact on traffic flow on the surrounding road network. A traffic impact study may be required;

(c) New, major institutional uses may be directed to an arterial or County road to discourage traffic from using local roads;

(d) Provision of adequate off-street parking is required in accordance with the municipal Zoning By-law;

(e) The proposed use will have no *negative impact* on natural heritage features, according to the policies in Section 3.7 of this Plan;

(f) Notwithstanding Section 3.1.2.2 i), where outdoor storage is required for Institutional uses within the Urban Mixed-use designation, it will be adequately screened from neighbouring land uses;

(g) The site shall be designed to be accessible to all individuals within the community, including seniors and people with disabilities;

(h) Institutional uses may be subject to Site Plan Control. Site Plan review will consider the provision of adequate landscaping, buffering, screening and parking to ensure compatibility with neighbouring uses. Site Plan policies are in Section 6.4.5 of this Plan.

3.1.3 Corridor Commercial

The 'Corridor Commercial' designation permits commercial growth along major roads and corridors that require large areas of land or require access to an arterial road. Corridor commercial uses serve the travelling public and broader regional market area.

3.1.3.1 Corridor Commercial Objectives

The objectives of the 'Corridor Commercial' policies are:

(a) To retain and enhance *Serviced Urban Areas* as full-service regional business and retail centres;
(b) To protect the 'Urban Mixed Use'- 'Corridor Commercial' commercial hierarchy by protecting the planning functions of these areas through appropriate market studies;
(c) To ensure uses, built form and building design are compatible with surrounding residential neighbourhoods and are pedestrian-oriented and human scaled in order to positively contribute to the public realm;
(d) To plan for commercial corridors on the major transportation routes within Perth County's *Serviced Urban Areas*; and,
(e) To permit high density housing.

3.1.3.2 Permitted Uses within the Corridor Commercial Designation

The 'Corridor Commercial' designation shall permit a large-scale commercial use, including retail and service uses as follows:

(a) Major retail uses (e.g. "Big-box" stores);
(b) Contracting, building and farm supply establishments;
(c) Automobile uses, including servicing, repair, and sales establishments; Commercial and trade schools (not including private elementary or secondary schools);
(d) Office uses, including professional office, research and technology parks;
(e) Restaurants;
(f) Existing Institutional uses, including places of worship;
(g) Motels and hotels; and
(h) High Density Residential uses in accordance with the policies of Section 3.1.1.1.1 f).

3.1.3.3 Corridor Commercial Policies

Development within the 'Corridor Commercial' designation shall be subject to the following policies:

(a) Proposals for major new or expanded retail *developments* may require a retail market study or other type of economic impact study. Large format retail stores, with a gross floor area greater than 350 square metres, are permitted within the 'Corridor

Commercial' area. Retail stores less than 350 square metres may be permitted by rezoning, where they are shown to complement and not undermine the planned function of the 'Urban Mixed Use' areas;

(b) High density residential *development* is permitted and encouraged within the 'Corridor Commercial' designation as part of mixed-use *development*. Proposals for high density residential *development* shall be required to submit a comprehensive site plan demonstrating to the satisfaction of the approval authority that a mix and range of corridor commercial uses will be retained with commercial uses located at the street;

(c) Emphasis shall be placed on the promotion of a high standard of design for new buildings, in accordance with the Urban Design and Built Form policies in Section 4.8 of this Plan;

(d) Access to County roads shall be limited in number, where possible and appropriate, and shall be designed in such a manner as to minimize hazards to road traffic and pedestrian traffic. Shared access driveways shall be encouraged;

(e) The County, Municipality, and/or the Province may require a traffic impact study be provided with planning applications to the satisfaction of the appropriate road authority(ies);

(f) Adequate off-street parking shall be provided for all new corridor commercial development;

(g) Adequate landscaping and buffering shall be provided between new highway commercial development and abutting residential and sensitive uses and areas; and,

(h) Where outdoor storage is proposed, such outdoor storage shall be screened from abutting residential uses and from public roads adjacent to the site.

3.1.3.4 Site Specific Corridor Commercial Policies

(a) Part of Lots 30, Concession 1, RP 44R5780 PARTS 1 AND 2, Elma Ward, Municipality of North Perth

Permitted Uses: The primary use of land in this land use designation will be for a variety of commercial/business uses and residential uses in the form of a Mixed-Use building and/or in the form of a Mixed-Use site.

Mixed-Use buildings are permitted, provided that residential units are included on the upper floors of commercial/business uses, and in accordance with the Zoning By-law provisions.

Stand-alone multiple residential uses are permitted provided other commercial uses are provided on the same site, and in accordance with the Zoning By-law provisions.

Mixed-Use developments, whether in the form of a Mixed-Use site and/or Mixed-Use buildings, are expected to continue to evolve over time, and should be designed to support and accommodate this evolution.

While residential uses are permitted and encouraged within lands intended for Mixed-Use development, it is not the intent of Mixed-Use development sites to lose the planned retail and commercial function to service the surrounding neighbourhood. As such, the implementing Zoning By-law may not permit the site to be developed exclusively with one use.

This designation may be zoned to discourage uses that would negatively affect the planned density and/or function of the neighbourhood in which they are located. Accordingly, the implementing Zoning By-law may not permit:

i. Predominately auto-exclusive uses such as car washes; drive-through facilities; gas stations; sale and/or repair of motor vehicles; commercial parking facilities;
ii. Commercial uses not compatible with residential uses such as funeral homes and commercial recreation; and,
iii. Elementary schools.

Mixed-Use sites require a high level of urban design and to ensure pedestrian connections across the site and between uses, as well as compatibility with *adjacent land* uses. In order to ensure a high level of design, an Urban Design Brief shall be prepared as part of a complete site plan application. The Urban Design Brief shall be approved by local Council and address the following design considerations:

i. Adequate landscaping on the site, in accordance with Municipality of North Perth Site Plan Control design standards;
ii. Adequate off-street parking shall be provided for automobiles and bicycles, in accordance with Municipality of North Perth Site Plan Control design standards;
iii. Signage for commercial uses are to be designed to be functional and avoid visual clutter and distraction;
iv. Outdoor lighting that directs light away from adjacent streets and uses, as well as not to cause undue light trespass for onsite residential uses;
v. Any required loading and garbage areas shall be located in an unobtrusive area of the site;
vi. Noise attenuation and mitigation between residential and non-residential uses shall be considered in site design;
vii. Appropriate pedestrian connections to and within the *development* shall be planned and designed in a way that minimizes conflicts with traffic;

viii. Traffic calming measures are encouraged to be implemented in the site design. Traffic calming measures shall be coordinated with the landscaping, lighting and other site design features;
ix. Compatibility shall be provided, through the consideration of materials, details, massing and glazing, on all sides of the buildings.

The Municipality of North Perth may implement site specific building design requirements through site specific zoning and Site Plan Control. The following provisions may be further regulated through the implementing Zoning By-law:

i. Minimum/maximum commercial floor area, where all retail and service commercial uses shall not exceed a floor area of 32,000 sq. ft (2973 sq. m) of which no more than 19,000 sq. ft (1765 sq. m) shall be permitted for retail uses;
ii. Minimum/maximum residential area;
iii. Minimum/maximum setbacks to a public street; and
iv. Minimum/maximum building height and density.

Principal Goal: The principal goal is to contribute a mix and range of employment uses to support the County's long-term economic prosperity, through the provision of opportunities for a diversified employment base and compact, Mixed-Use development.

Objectives: The following are the objectives of this land use designation:

i. To provide for a wide range of housing choices which respond to the varying needs of the community and surrounding area;
ii. To support and provide opportunities for lands to evolve and intensify over time;
iii. To provide opportunities for a diversified employment base; and,
iv. To ensure uses, built form and building design are compatible with surrounding residential neighbourhoods and are pedestrian-oriented and human-scaled in order to positively contribute to the public realm.

Servicing Requirements: It is the intention of this Plan that all *development* will have full municipal servicing. The servicing policies contained in Section 7.1 of the Listowel Ward Official Plan, entitled "Water, Sanitary Sewage System, and Storm Sewers" shall also be satisfied.

Mixed-Use Development Requirements: Mixed-Use *developments* shall be encouraged to:

i. Locate in areas which will minimize the cost of providing municipal services;
ii. Locate in areas which will be compatible with adjacent existing and proposed *development*;

iii. Be of an acceptable scale in relation to existing *development*;
iv. Generally, be directed to locations where access is available from local and collector roads as opposed to direct access onto arterial roadways; and,
v. Be appropriately landscaped, buffered and screened in order to maintain or enhance the visual amenities of the *development* when abutting rail line; existing commercial/industrial uses; or different types of existing residential uses.

Commercial Use Requirements: The County will support the integration of non-residential land uses which are complementary and serve the needs of residents, at appropriate locations within the same site as residential lands uses, to support the *development* of a walkable and *complete community*. A range of commercial/business uses shall be permitted, in accordance with the Zoning By-law. In evaluating proposals for commercial/business uses, the Lower-tier Municipality shall apply the following criteria:

i. The need for the use shall be assessed by the local Council;
ii. Buildings and structures shall be designed and constructed in harmony with surrounding residential uses and measures shall be required to avoid the disruption of the normal enjoyment of a residential neighbourhood as a result of excessive light, odour, noise, traffic congestion, signs, and the assembly of people;
iii. Adequate off-street parking areas and loading and unloading facilities shall be provided, with the number of required parking spaces set out in the implementing Zoning By-law;
iv. Access to commercial use shall be available from a public roadway and such access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;
v. Where the commercial use will abut a lot(s) used for residential purposes, adequate buffering shall be provided and such buffering may take the form of fencing or landscaping. Where buffering measures may not be adequate, special setback requirements or other measures may be imposed. The local Council may consult with the Province regarding the type of measures necessary to protect the residential areas;
vi. The extent to which the immediate area is presently serviced by similar non-residential uses;
vii. Whether the non-residential use will contribute to creating a walkable and *complete community*;
viii. Whether the site is more suited to the *development* of non-residential land uses due to matters such as noise, vibration and other incompatible adverse effects;

ix. A site plan agreement shall be required for all new and/or expanding commercial uses and the conditions of the site plan agreement shall be met under the authority of Section 41 of the *Planning Act*, RSO 1990.

Residential Use Requirements: These requirements apply to the residential units permitted in accordance with Section 6.6.5.1 and provide that:

i. A minimum density of 30 units per hectare be permitted within the Mixed-Use *development*; and
ii. Residential units comply with the applicable residential Zoning By-law requirements.

Local Municipal Discretionary Requirements: The Lower-tier Municipality may:

i. Require that a portion of the building mass as well as primary façades and building entrances be oriented towards the public street by imposing façade design policies and zoning regulations;
ii. Encourage the location of active uses such as retail, service shops and restaurants at the street level by imposing locational criteria and zoning regulations for specific uses; and,
iii. Require that buildings maintain a human-scaled form of *development* along the street by imposing building height regulations in the Zoning By-law.

Monitoring of Residential Development: It is the intent of this Plan that all *development* will take place with full municipal servicing. The local Council shall monitor and, if necessary, limit the number of new residential units being created or constructed in order to attain an acceptable rate of occupancy in existing or approved *development* prior to the creation of approval of *additional residential units*.

Zoning By-law: The implementing Zoning By-law shall zone land in accordance with the Policies of this Plan. The By-law shall contain regulations on matters such as permitted uses, permitted buildings and structures, minimum lot sizes, necessary setbacks, and off-street parking requirements.

Implementation: The aforementioned policies will be implemented as follows:

i. Through the provisions of the implementing Zoning By-law;
ii. Through municipal control and supervision in accordance with the powers provided in the policies throughout this Plan; and
iii. Through the issuance of building permits by the Chief Building Official of the Lower-tier Municipality.

(b) Part of Lot 30, Concession 1, in the former Elma Ward, Municipality of North Perth.

This land use designation will permit a variety of commercial/business and residential uses on a mixed-use site.

Objectives:

i. To ensure a commercial corridor on Mitchell Road South
ii. To provide medium to high density housing
iii. To ensure uses, built form and building design are compatible with surrounding residential neighbourhoods and are pedestrian-oriented and human scaled in order to positively contribute to the public realm.

Permitted Uses: Mixed-Use buildings are permitted provided that residential units are included on the upper floors of commercial/business uses, and in accordance with the Zoning By-law provisions.

Stand-alone multiple residential uses are permitted provided that there are existing commercial uses on the site. The Zoning By-law will provide provisions for multiple residential uses.

Stand-alone commercial uses are permitted in accordance with the Zoning By-law provisions. This mixed-use site is expected to continue to evolve over time, and should be designed to support and accommodate this evolution.

While residential uses are permitted and encouraged with lands intended for mixed-use *development*, it is not the intent of Mixed-Use *development* sites to lose the planned retail and commercial function. As such, residential *development* will not be permitted unless a comprehensive site plan which provides for a mix and range of residential and commercial uses has been approved to the satisfaction of the Municipality of North Perth.

This designation may be zoned to discourage uses that would negatively affect the planned density and/or function of the neighbourhood in which they are located. Accordingly, the implementing Zoning By-law may not permit:

i. Auto-exclusive uses such as car washes, drive-through facilities, gas stations, sale
ii. and/or repair of motor vehicles, commercial parking facilities.
iii. Commercial uses not compatible with residential uses such as funeral homes and
iv. commercial recreation.

Commercial Area Policies: The maximum commercial floor area for all retail and service commercial uses shall not exceed a floor area of 32,000 ft2 (2973 m2) of which no more than 19,000 ft2 (1765 m2) shall be permitted for retail use.

The minimum commercial floor area for all retail and service commercial uses shall not be less than 13,900 ft2 (1292 m2).

Residential Density Policies: A minimum density of 70 units per hectare is permitted. A maximum density of 98 units per hectare is permitted provided that servicing and traffic requirements can be addressed. The *affordable housing* target for the subject lands is 15% of the total number of residential units built on-site.

Design Requirements: Mixed use sites require a high level of urban design to ensure pedestrian connections across the site, between uses, as well as compatibility with *adjacent land* uses. In order to ensure a high level of design, an Urban Design Brief shall be prepared as part of a complete site plan application and shall address the following design considerations:

i. Commercial uses are required to be located on Mitchell Road South;
ii. Adequate off-street parking for automobiles and bicycles in accordance with the Municipality of North Perth Zoning By-law and Site Plan design standards;
iii. Signage for commercial uses are to be designed to be functional and avoid visual clutter and distraction;
iv. Any required loading and garbage areas shall be located in an unobtrusive area of the site, and will require screening;
v. Noise attenuation and mitigation between residential and non-residential uses are required;
vi. Pedestrian and cycling routes to and within the *development* shall be planned and designed to minimize conflict with traffic;
vii. Locate retail, service shops and restaurants at the street level;
viii. Traffic calming measures shall be included, and co-ordinated with landscaping, lighting and site design features;
ix. Compatibility shall be provided through the consideration of materials, details, massing and glazing on all sides of all buildings; and
x. Design the site to building mass as well as. primary facades and building entrances be oriented towards the public street.

A landscaping plan and outdoor lighting plan prepared by qualified professionals will be required for the site plan.

Servicing Requirements: All *development* on the site will have full municipal servicing. The servicing policies in Section 4.7.8.2 'Water, Sanitary Sewage System, and Storm Sewers' of this Plan apply to the subject property.

(c) Part 1 of Reference Plan 44R-4545, Part Lot J of Registered Plan 194 (670 Main Street East), Listowel Ward, Municipality of North Perth

Notwithstanding the policies of Section 3.1.3 of this Official Plan to the contrary, residential uses may be permitted on the upper floor levels and the rear 50% on the ground level; there shall be no more than 20 residential units on the property and the building height shall not exceed 12.19 m.

3.1.4 Employment

In Perth County, manufacturing continues to be essential to a healthy local economy, with its contributions to employment, population, investments, spin-offs and the municipal tax balance. With the emergence of new industries such as high technology and the knowledge economy, the role of traditional industries is changing.

The 'Employment' designation is intended for areas and/or clusters of business and economic activities, as defined by the *Planning Act* and the PPS.

3.1.4.1 Employment Objectives

The following employment objectives are as follows:

(a) To support the *development* of diverse types of employers to expand employment opportunities in Perth County;
(b) To protect Employment lands for employment purposes and protect designated areas from incompatible land uses;
(c) To direct employment uses to designated areas to meet the needs of manufacturing and employment uses, and be compatible with neighbouring land uses;
(d) To maintain a sufficient amount of appropriately serviced employment land to provide for new growth and to encourage the retention and expansion of existing industries;
(e) To achieve an orderly pattern of land use, and attractive and functional site design; and
(f) To encourage the realization of the full potential of existing underused Employment lands.

3.1.4.2 Permitted Uses within the Employment Designation

The 'Employment' designation shall permit a variety of employment uses including manufacturing, logistics operations, warehousing, distribution, accessory offices and related industrial uses as follows:

- Industrial uses, including manufacturing, assembly and processing;
- Research and development related to manufacturing, assembly, and processing;

- Warehousing and distribution centres;
- Transportation depots and terminals;
- Contractor, building and farm supply establishments; and,
- Office uses and retail uses that are accessory to the primary permitted use within the 'Employment' designation.

3.1.4.3 Employment Policies

Development within the 'Employment' designation shall be subject to the following:

(a) Where lands adjacent to industrial uses are proposed to be developed or redeveloped, the Lower-tier Municipality shall require mitigation between industrial and sensitive land uses as informed by the Provincial D-6 Guidelines;

(b) Proposed development on lands within 300 metres of the employment designation shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long- term economic viability of employment uses within the employment designation;

(c) Within the Atwood and Shakespeare *Serviced Urban Areas*, industrial uses shall be limited to those considered to be light (Class I) or medium (Class II) industrial uses as defined by the Provincial D-6 Guidelines, *Sensitive land uses* and which are deemed appropriate for location in proximity to *sensitive land uses*;

(d) Access shall be available from a public road with year-round maintenance. The County, Municipality, and/or the Province may require a traffic impact study be provided with planning applications to the satisfaction of the appropriate road authority(ies). Access points must not create, nor generate conditions that are hazardous to traffic movement on the surrounding road network. Where appropriate, shared access driveways shall be encouraged;

(e) All access for new Industrial and Business subdivisions shall be from an internal road network, where available, and shall not be from County Roads or Provincial Highways;

(f) Access to individual lots or units within new Industrial Parks and Business Parks shall be from internal roads;

(g) Employment development is subject to site plan control;

(h) Adequate off-street parking shall be provided for all new and expanding employment development;

(i) Factors such as land use compatibility, site characteristics, impact on natural heritage, and drainage characteristics/impacts must be addressed prior to individual lot development or redevelopment;

(j) Adequate loading facilities and areas shall be provided for all new and/or expanding employment development, where required. The implementing Zoning By-law shall establish minimum loading standards;

(k) Adequate distance separation and buffering shall be provided from adjacent residential areas or other sensitive uses. Distance separation and appropriate transition policies shall be addressed through the local municipal Zoning By-law while buffering (e.g. fencing, landscaping) shall be considered at the site plan stage;

(l) Adequate landscaping and buffering shall be provided between new employment uses and all other uses. This includes, but is not limited to, on-site landscaping adjacent to public roads abutting the site and vegetative landscaping integrated onsite with building and parking areas. The implementing Zoning By-law shall include planting strip requirements;

(m) Adequate drainage must either be available or readily capable of being made available. When reviewing drainage consideration shall be given to existing and potential impacts on ground and surface water quality and quantity, adjacent properties and roadways;

(n) Where hazardous materials such as liquid fertilizers are stored and handled on-site, appropriate spills containment and contingency plans shall be required through site plan control; and,

(o) Outdoor display of goods and merchandise associated with an employment use and outdoor storage is permitted. Outdoor storage shall be screened from adjacent residential and *sensitive land uses*, and from public roads adjacent to the site. The implementing Zoning By-law shall establish requirements for screening and location.

3.1.5 Institutional

The 'Institutional' designation permits public service and community uses and facilities. These are owned or operated by public, non-for-profit or private enterprises for the health, protection, and well-being of the community. Institutional uses are wide-ranging and often require locational flexibility. Each institutional service has its own unique community of interest.

Institutional functions are necessary for providing community safety, education, health and administration. Institutional uses contribute to providing complete communities and offer places for the provision of social services, and places that foster community building and opportunities for social interaction. The 'Institutional' designation continues to build on the current fabric of the *settlement areas* and contribute to a vibrant and livable community.

3.1.5.1 Institutional Objectives

The following institutional objectives are as follows:

(a) To improve the quality of life of residents and visitors by offering an appropriate range cultural, recreational, institutional, government and public service facilities;

(b) Where the public will be better served, to lead in collaborative ventures involving the public, not-for-profit and private sector for the provision of public service facilities and *infrastructure*;

(c) To locate Institutional uses where they most effectively provide their community functions without adversely impacting surrounding land uses;

(d) To contribute to well-designed, pedestrian-friendly and accessible built spaces.

3.1.5.2 Permitted Uses

The primary use of land in the 'Institutional' designation shall be for public service and institutional uses and facilities that serve the *Serviced Urban Areas* and/or their surrounding areas. These uses, except as prohibited in Section 4.5.2h) include:

- Community centres and other community uses;
- Elementary and secondary schools;
- Government buildings;
- Hospitals;
- Places of worship;
- Post-secondary institutions;
- Cemeteries;
- Utilities infrastructure;
- Existing landfill operations; and
- Uses, buildings and structures accessory to those primary uses permitted within the 'Institutional' designation.

3.1.5.3 Institutional Policies

It is the policy of the County that:

(a) When considering a proposal for a new major institutional use or expansion of a major institutional use, the proponent must demonstrate there is sufficient need/justification for proposed major institutional uses (e.g. schools and hospitals);
(b) The nature/type of the proposed use meets applicable land use compatibility policies and guidelines;
(c) Off-street parking is in provided as required by the municipal Zoning By-law;
(d) The proposed use will have no detrimental impact on the natural heritage features;
(e) There is direct access to a local or County road and such access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;
(f) The site shall be designed to be accessible to all individuals within the community, including seniors and people with disabilities;
(g) Institutional uses locate in areas outside of natural hazards and to areas where access can be demonstrated in accordance with provincial standards
(h) Institutional uses are subject to Site Plan Control. The provision of adequate landscaping, buffering, and screening in order to minimize potential detrimental impacts on neighbouring uses will be regulated through a site plan agreement;
(i) Institutional uses shall be placed in a separate zone classification in the implementing Zoning By-law. An amendment to the implementing By-law shall be necessary in order to establish a new institutional use;
(j) Outdoor storage will be adequately screened from neighbouring land uses;
(k) When considering a proposal for the establishment of a new major institutional use or the expansion of a major institutional use, a need/justification study may be required.

3.1.5.4 Site-Specific Institutional Policies

(a) Concession 2 North Part Lot 23; Wallace Ward, Municipality of North Perth.

The lands designated “Institutional” shall be used as Institutional or Neighbourhood, but not both and not any combination of both.

3.2 Villages and Hamlets

The 'Village' and 'Hamlet' designations recognizes smaller *settlement areas* within Perth County that are not municipally serviced, or in some locations, have partial water services only. Table 2.1 of this Plan provides the level of servicing for the County's *settlement areas*. These areas are important to the livelihood and fabric of the County and provide local focal points for *rural areas*, contributing to the social fabric within the agricultural landscape. It is the intent of this Plan that the boundaries of Villages and Hamlets are not expanded in order to focus growth in *settlement areas* with municipal servicing. Focusing growth in serviced *settlement areas* will allow for optimizing land use efficiency and preservation of *prime agricultural land* found throughout the County. Expansions and/or adjustment of the boundaries of a Village or Hamlet are generally discouraged and will only be considered in accordance with the *settlement area* expansion policies in Section 2.7 and 3.2.1 of this Plan. The 'Village and Hamlet' policies shall apply to the areas shown as 'Village' or 'Hamlet' on Schedule B.

3.2.1 General Policies

It is the policy of the County that:

(a) Villages and Hamlets may continue to experience limited growth within the settlement area through infilling, *redevelopment* and *development* of vacant lands by way of *consent*s or plans of subdivision as appropriate;

(b) It is recognized that certain Villages and Hamlets may not have existing capacity for growth or *intensification*;

(c) *Development* must have access available to a public road(s) which meet municipal standards and is maintained on a year-round basis. Access must not generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;

(d) Design of any proposed *development* in Villages and Hamlets should compliment the general form and density of existing neighbouring *development*; and,

(e) Where the creation of a new lot or lots is required for the proposed *development*, the policies of Section 5 must be met.

(f) The range of permitted uses and associated land use policies in Villages and Hamlets is subject to the policies in Section 3.2.2 of this Plan;

(g) Villages and Hamlets will maintain a rural character and will evolve as service and residential centres for their surrounding agricultural areas, where appropriate.

(h) New lot creation and growth will be accommodated in accordance with the servicing and lot creation policies of this Plan;

(i) Infilling, redevelopment and development is directed to areas outside of natural hazards and areas where access can be demonstrated in accordance with provincial standards;

(j) Hydrogeological assessments will be required to support applications for lot creation in order to determine adequate lot sizes and protect groundwater resources for *development* on private services within the Village and Hamlet designations;

(k) The amount of growth permitted within Hamlets will depend on the available land supply with the Hamlet designation, servicing capacity for private septic systems on individual lots and the space needed for adequate storm water management and drainage; and,

(l) The natural setting and rural character of Hamlets will be protected by taking into consideration characteristics, including design and scale of new *development*, and the provision of appropriate service levels.

3.2.2 Permitted Uses

Permitted uses in the 'Village' and 'Hamlet' designations include a range of low-density residential uses, small scale commercial, employment, and institutional uses, as well as open space and recreational uses, as follows:

(a) Low Density residential forms of development;
   i. Uses that are accessory to the primary residential use on the same lot, including Bed and breakfast establishments, Home occupations, and Private home day cares.

(b) Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes;

(c) *Additional Residential Units* and Garden Suites in accordance with Section 4.2.5;

(d) Small-scale retail and service commercial uses.

(e) Institutional Uses, including Elementary schools; Places of worship; and Local government buildings;

(f) Community Centres and other community uses.

(g) Parks, trails, open spaces.

(h) Uses, buildings and structures accessory to the principal uses permitted in the 'Village and Hamlet' designation.

3.2.3 Residential Uses

(a) Accessory residential units in the upper storeys or at the rear of building containing a commercial use shall be permitted; and,

(b) A home occupation in a dwelling unit will be permitted, provided the use does not change the residential character of the building and lot, and the principal use remains as residential. The use will be compatible with the surrounding residential uses and shall meet the requirements of the implementing Zoning By-law.

3.2.4 Open Space Uses

Provision of open space shall be required in accordance with Sections 3.8 and 4.4.

3.2.5 Commercial, Employment and Institutional Uses

(a) The size and scale of uses are to be appropriate to their particular Village or Hamlet setting;

(b) Operations should be "dry", where water use and waste water discharges are minimal and which meet the applicable regulations of the appropriate regulatory authority. The recycling/reuse of water in industrial operations is encouraged;

(c) Uses must be those that do not require municipal water or sewer services;

(d) New employment operations that produce significant amounts of noise, dust, odour, particulate emissions, or large amounts of truck movements should not be permitted to locate in close proximity to existing residential areas. Industrial uses and/or stationary noise sources shall be appropriately studied prior to *development* to ensure they are designed, buffered and/or separated from residential or other sensitive uses to prevent adverse effects from noise, dust, odour, and other contaminates;

(e) Factors such as land use compatibility, site characteristics, impact on natural heritage, and drainage characteristics/impacts shall be given consideration;

(f) Concerning land use compatibility, consideration shall be given to locating commercial and employment uses in groups rather than scattered throughout the Village or Hamlet;

(g) Adequate off-street parking and loading facilities shall be provided in accordance with the requirements of the local municipal Zoning By-law;

(h) Adequate distance separation and buffering shall be provided from adjacent residential areas or other sensitive uses. Distance separation shall be addressed through the local municipal Zoning By-law while buffering (e.g. fencing and landscaping) shall be considered at the site plan stage; and,

(i) Commercial, Employment and Institutional uses are subject to Site Plan Control.

3.2.6 Hamlet of Sebastopol

The Hamlet of Sebastopol is connected to *municipal water services* and *municipal sewage services* in the Village of Tavistock, located in neighbouring Oxford County. The Oxford County Official Plan prohibits the extension of *municipal water services* or *municipal sewage services* for new *development* in the Hamlet of Sebastopol.

Within the Hamlet of Sebastopol:

(a) Any new *development* shall be serviced through individual on-site water and sewage services or private communal water and sewage services.

(b) The extension of *municipal water services* or *municipal sewage services* from Oxford County may be permitted for existing *development* provided that all of the criteria in the Oxford County Official Plan are satisfied.

3.3 Rural Clusters

The 'Rural Cluster' designation recognizes small concentrations of single detached dwellings within the County's agricultural areas. Rural Clusters predate the establishment of Official Plan and Zoning By-law controls in the County's Lower-Tier Municipalities.

The principal uses of land within the 'Rural Cluster' designation shall be for low density residential purposes. Existing commercial, industrial and minor institutional uses such as schools, churches and cemeteries as well as recreation and open space uses are permitted. New small scale commercial and home industrial uses on private services not employing significant numbers of people may also be permitted through a site-specific zoning by-law amendment. New lot creation is not permitted in the 'Rural Cluster' designation.

3.3.1 Special Policy Area- Rural Cluster

(a) Part of Lot 5, Concession WMR, Blanshard Ward, Township of Perth South.

(b) Notwithstanding the policies of Sections 3.7 of this Official Plan to the contrary, two apartment buildings with a total of ten units shall be permitted as additional permitted uses on the subject property within the "Rural Cluster" designation, subject to the following criteria:

i. A new water supply system and a new sewage disposal system must be installed, as approved by the appropriate regulatory bodies;

ii. An amendment to the Township of Perth South's Zoning By-law is required; and

iii. A Site Plan Agreement pursuant to the provisions of the *Planning Act* is required.

(c) An Institutional use (i.e. church building) located within the 'Rural Cluster' designation may be permitted, subject to the following criteria;

(d) Institutional uses described as a church building and associated parking area shall be permitted at this location.

3.4 Urban Fringe Areas

The 'Urban Fringe' designation is located on lands that abut the boundaries of the City of Stratford and the Town of St. Marys. The lands designated 'Urban Fringe' represents legacy areas that have existed for several decades and predate current planning controls. The developed fringe areas include varying types of residential, commercial and industrial *development* and have generally taken the form of strip or ribbon *development* along public roadways with private water and sewage services.

The 'Urban Fringe' designation is considered a *Settlement Area*, as defined by the *Provincial Planning Statement.*

3.4.1 Permitted Uses

(a) Uses existing at the date of adoption of this Official Plan in the designated "Urban Fringe" areas shall be considered permitted uses. Generally, the existing uses include residential, commercial, and industrial uses; and,

(b) Limited new *development* is only permitted in accordance with the policies of Section 3.4.2.

3.4.2 General Policies

It is the policy of the County that:

(a) The 'Urban Fringe' designation represents legacy areas and shall not be permitted to expand. The limits of the 'Urban Fringe' designation is shown on Schedule B;

(b) Residential, commercial, and industrial uses are permitted in the 'Urban Fringe' designation, subject to the following criteria:
   i. Lot size must be appropriate for the proposed use.
   ii. Water and sewage services must be capable of servicing the proposed use.

(c) Hydro-geological assessment may be required to demonstrate that there will be no *negative* impacts on groundwater features;

(d) Compatibility studies may be required to evaluate land use conflicts between industrial/commercial and *sensitive land uses*, including uses located within the neighbouring serviced urban municipality. Where mitigation efforts are identified by compatibility studies, they will be required to be implemented prior to development;

(e) For residential uses:
   i. A home occupation or bed and breakfast in a dwelling unit will be permitted, provided the use does not change the residential character of the building and lot, and residential remains the principal use. The use must be compatible with

the surrounding uses and shall meet the requirements of the implementing Zoning By-law;

ii. Up to two additional residential units are permitted in accordance with the *Additional Residential Unit* policies in Section 4.2.5.

(g) For light industrial and commercial uses:

i. The use must be a "dry" operation where waste water/discharge is minimal;

ii. Access shall be available from a year-round maintained public road and capable of accommodating the nature of traffic generated by the use. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network. All access, *development* and signage must meet the applicable requirements of the appropriate approval authority;

iii. Adequate distance separation and buffering shall be provided from adjacent sensitive uses in accordance with Provincial guidelines, standards and procedures. Distance separation shall be addressed through the local municipal zoning by-law while buffering (e.g., fencing, landscaping) shall be considered at the site plan stage; and

iv. Site plan agreements pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, shall be required for enlargements of existing uses.

(h) New commercial, and light industrial uses will only be permitted where the use is a more compatible use with the surrounding uses. The policies of Section 3.4.2 d) apply;

(i) New *development* for residential, commercial, and/or light industrial uses on vacant lots will only be permitted through a Zoning By-law Amendment where the Planning Authority is satisfied it meets the policies of this Plan and is compatible with surrounding uses required by Section 3.4.2 d);

(j) Lot creation is not permitted in the 'Urban Fringe' designation. Lot adjustments may be permitted for legal or technical reasons, provided no new lot is created;

(k) It is a policy of this Official Plan to encourage the further study of the designated 'Urban Fringe' areas with Stratford and St. Marys to determine the feasibility and appropriateness of incorporating them into the overall land use planning and servicing programs for the *Serviced Urban Areas*. Such studies should consider all of the 'Urban Fringe' areas associated with a particular *serviced urban area* on a collective basis as opposed to a fragmented or piecemeal basis; and

(l) Lands within the Urban Fringe may be constrained by natural hazards. Prior to any new development, technical studies may be required by the County to support development, at the expense of the owner/applicant, in consultation with the Conservation Authority having jurisdiction.

3.5 Agriculture

Agriculture has been, and will continue to be, the predominant land use activity in Perth County. The local farms and farm operators are integral to the County and local municipal economies, and more broadly, to the Province's agricultural resources. Agriculture is a main source of pride within the County and the County understands the importance of protecting agriculture and farming while balancing the need for growth and *development* within Perth County. A healthy agricultural sector in the County helps ensure a safe and reliable food supply, and contributes to local employment and economic *development*.

Agricultural land use activities are of major importance to the local municipal and County economies. Perth County's high-quality soils, favourable climatic conditions, and skilled agricultural and related work force contribute to the importance of agriculture in Perth County. The designation of lands as 'Agriculture' is intended to preserve and strengthen the continued viability of the County's agricultural community. The policies provided by this Plan and in this section, are intended to protect agriculture and farming from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to, or could impact normal agricultural practices.

Approximately ninety percent of the County's total land area is classified as having Class 1, 2, or 3 soil capability for agriculture. Accordingly, all lands within the County except the *settlement areas* are considered Prime Agriculture Areas and consist primarily of *Prime Agricultural Land*, as established by the Province of Ontario. The Plan requires that these lands will be protected for *agricultural uses, agricultural-related uses* and *on-farm diversified uses* in accordance with the policies of this Plan.

'Rural Lands', as defined in the PPS, do not exist in Perth County, and as such are not contemplated or recognized in this Plan.

3.5.1 Agriculture Objectives

(a) Protect lands designated 'Agriculture' for long-term *agricultural uses*.

(b) Use an *agricultural system* approach to maintain and enhance a geographically continuous land base for long-term agricultural prosperity and production capacity.

(c) Direct non-*agricultural uses* to Settlement Areas.

(d) Promote the continued viability, importance, and diversification of agricultural activities including: recognizing all types, sizes and intensities of agricultural operations and supporting *agricultural-related uses* and *on-farm diversified uses*.

(e) Direct larger-scale *agricultural-related uses,* as defined in Section 3.5.4.2.f, closer to *settlement areas* where municipal *infrastructure* including arterial road networks, greater utility networks, and emergency response services/*infrastructure* exist.

(f) Provide opportunities for sustainable and diversified agri-tourism and passive recreation (including walking, cycling, bird watching, picnicking, etc.), including leveraging historical, cultural, natural, agricultural and recreational assets.

(g) Maintain and build upon the County's rural character, leveraging rural amenities and assets, such as agricultural activities and *farm operations*, recreational and tourism opportunities, cultural heritage, and natural resources.

(h) Conserve the biodiversity and ecological benefits provided by land within the *Agricultural system*.

(i) Balance the protection of prime agricultural land with the protection of underlying mineral, aggregate, and *petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.

3.5.2 Supporting Agriculture in Perth County

The County and Lower-Tier Municipalities will encourage the *development* and implementation of programs and plans to support and sustain agriculture in the County, which may include, among others, the following:

(a) The maintenance of an Agricultural Advisory Committee to provide advice and act as a direct and on-going liaison between the agricultural community, local municipal councils and County Council;

(b) The *development* of an economic *development* and investment strategy for agriculture in the County;

(c) The marketing and promotion of local agricultural products to Perth County communities and surrounding areas;

(d) The promotion of environmental stewardship including the preparation of Environmental Farm Plans and Nutrient Management Plans, and conservation and enhancement of natural areas and functions;

(e) The establishment of fiscal tools including innovative tax policies, stewardship grants, reduced *development* charges, and venture capitals for innovative agriculture;

(f) The *development* and implementation of education programs to promote public awareness and support for the agricultural industry; and

(g) The creation of inventories of historic farm structures that facilitate the long-term preservation of unique farm buildings.

3.5.3 General Agriculture Policies

The following policies shall apply to lands designated as 'Agriculture':

(a) *Prime agricultural area*s are designated on Schedule B: Perth South; Schedule B: West Perth; Schedule B: North Perth; Schedule B: Perth East of this Plan.

(b) Lands may only be removed from the 'Agriculture' designation for the expansion of Settlement Areas in accordance with policy Section 2.7 of this Plan.

(c) Currently, there are no lands identified as *specialty crop areas* in the County. Any future identification of such areas will be implemented by way of amendment to this Plan, including the addition of appropriate policies related to *specialty crop areas*.

(d) Proposed development on lands designated as 'Agriculture' will be serviced with adequate private sewage and water services. Development proposals for agriculture-related uses, and on-farm diversified uses will demonstrate the suitability of the site for the proposed method of sewage and water services and stormwater management to the satisfaction of the Lower-tier Municipality, and any other required approval agencies.

(e) *Agricultural uses* (including farm-related residential uses), agriculture-related uses, and on-farm diversified uses in accordance with the policies of this Plan are permitted.

(f) Up to 2 Additional Residential Units are permitted on agricultural properties in accordance with Section 4.2.5 of this Plan.

(g) Minor expansion of existing non-agricultural employment, commercial, and/or institutional uses, including those which rely on horse-drawn vehicles as their primary means of transportation, may be permitted within the limits of the existing property subject to the policies of this Plan.

(h) To avoid land use conflicts on lands designated as 'Agriculture', new land uses, including *on-farm diversified use*s, lot creation, and new or expanding livestock facilities will satisfy the requirements of the Minimum Distance Separation Formulae to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities and/or anaerobic digesters. The Minimum Distance Separation Formulae will be implemented through the applicable local municipal Zoning By-law to ensure that the appropriate buffer area, as defined by the appropriate study processes, is maintained between incompatible uses.

(i) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act*, the *Environmental Protection Act* and the *Clean Water Act*. Land application of manure, bio-solids and septage will follow the requirements and regulations of the above noted legislation and Acts.

(j) Renewable energy system and alternative energy system infrastructure and equipment are permitted, in accordance with Section 4.7.7.1. Ground-mounted infrastructure and equipment shall not negatively impact the productivity of Prime Agricultural Land.

3.5.4 Permitted Uses

Permitted uses in the 'Agriculture' designation will be *agricultural uses* (including dwelling units accessory to an agricultural operation) in accordance with Section 3.5.4.1, agricultural-related uses in accordance with Section 3.5.4.2, and on-farm diversified uses in accordance with Section 3.5.4.3. *Additional Residential Units* in the Agriculture designation are permitted according to the policies in Section 4.2.5.2 of this Plan. Limited, existing non-*agricultural uses* will also be permitted as follows:

- Existing Institutional and public uses in accordance with Section 3.5.4.4.4;
- Mineral aggregate resource extraction uses, in accordance with Section 3.5.4.4.5;
- Residential uses on existing lots of record that are less than the minimum lot size are permitted according the policies this Plan; and
- Residential uses on lots created through a surplus farm dwelling severance in accordance with Section 5.1.1 h) of this Plan.

3.5.4.1 Agricultural Uses

All types, sizes and intensities of *agricultural uses* and *normal farm practices* will be permitted, promoted and protected by this Plan and in accordance with provincial standards and guidelines on lands designated Agriculture.

(a) New *agricultural uses*, including the creation of separate lots, expansions of existing lots and the *development* of new or expanding livestock facilities, shall conform to the requirements and criteria of this Plan and comply with the *Minimum Distance Separation Formulae*.

(b) The following accessory uses are permitted where there is an established agricultural use:

i. A single-detached dwelling;

ii. *Additional Residential Unit*(s) and/or garden suite in accordance with Section 4.2.5.2 of this Plan. A *consent* to sever the *Additional Residential Unit* shall not be permitted;

(c) *Housing for farm workers* may be permitted when the size and nature of the *farm operation* requires additional employment and the following criteria shall apply:

i. There is a demonstrated need for this form of housing due to the nature of the *farm operation*;

ii. The *housing for farm workers* is appropriately serviced, and is located in proximity to the principal dwelling within the established *farm* cluster of the farm operation. Where a primary dwelling does not exist, *housing for farm workers* shall be located within the *farm cluster* on the lot. The intent of this

policy is to minimize the loss of agricultural land and impacts to the agricultural area;

iii. Where the accommodation will provide housing for 8 or more residents, on-site amenities and/or an outside amenity area is required;

iv. *Housing for farm workers* may be subject to site plan control regarding any of the matters outlined in this Section and any other matter deemed appropriate including the removal of any non-permanent structures when they are no longer required; and

v. *Housing for farm workers* is an integral part of a *farm operation* and the severance of such housing from the *farm operation* or the conversion of such housing into separately transferrable unit(s) through plan of condominium shall not be permitted.

3.5.4.2 Agricultural-Related Uses

Farm-related commercial and industrial uses which are directly related to farm operations in the area, support agricultural/farming activities, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity are permitted in the Agriculture designation, subject to the following policies:

(a) Prior to the establishment of new agricultural-related uses the proponent/developer must first satisfy the County and Lower-tier Municipality that a location in the Agriculture designation is necessary and appropriate, that the agricultural-related use is compatible with surrounding agricultural operations, and is directly related and provides services to farm operations in the area, supports agriculture, and benefits from being in close proximity to farm operations as a primary activity;

(b) Consideration must be given to the availability of alternative locations in or close to nearby *settlement areas* (particularly Village and *Serviced Urban Areas*), the availability of alternative locations having lower soil capabilities for agriculture, and the possible reuse of other non-agricultural-related properties in the vicinity;

(c) *Agricultural-related uses* that employ a significant number of employees, or generate similar levels of customers and retail activity, should generally be established and/or permitted to expand at locations closer to *settlement areas*;

(d) The loss of productive farmland shall be discouraged. Such new uses shall be encouraged to locate on lands having lower soil capabilities for agriculture (e.g. Classes 4, 5, 6 or 7) or on lands that have proven to be unsuitable for farming as they are undersized and/or have an irregular shape;

(e) The amount of land for a new agricultural-related use, or an expansion of an existing agricultural-related use shall include only the minimum necessary to support the use and its servicing needs;

(f) While such uses should generally be small-scale in nature, it is acknowledged that some larger uses such as feed mills, grain storage and drying operations, livestock assembly yards, livestock trucking operations, and farm equipment sales and service operations, are appropriate in the Agriculture designation due to the nature of their operation and land use compatibility conflicts that may occur in *settlement areas*;

(g) MDS I setbacks from existing livestock facilities and anaerobic digesters are not required for proposed agricultural-related uses;

(h) The use must not require municipal water or sewage services and the method of water supply and sewage disposal must satisfy all applicable requirements. Generally, any permitted agricultural-related industrial use should be a 'dry' operation where waste water discharges are minimal and which meets the applicable regulations of the appropriate regulatory authority;

(i) Access shall be available from a year-round maintained public road and capable of accommodating the nature of traffic generated by the use. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network. All access, development and signage must meet the applicable requirements of the appropriate approval authority;

(j) Adequate drainage must either be available or readily capable of being made available. When reviewing drainage, consideration shall be given to existing and potential impacts on ground and surface water quality and quantity, both upstream and downstream and on adjacent properties and roadways;

(k) All new and/or expanded agricultural-related uses shall be subject to site plan approval to address site plan details such as setbacks, building location, on-site parking, lot grading and drainage, loading and unloading areas, and access;

(l) An amendment to the Lower-tier Municipality's implementing Zoning By-law shall be required for new agricultural-related uses;

(m) Proponents shall demonstrate that adequate distance separation and buffering shall be provided from adjacent residential or other sensitive uses such as schools, seniors housing or hospitals in accordance with the land use compatibility policies of this plan. Distance separation shall be addressed though the local municipal zoning by-law while buffering (e.g. fencing, landscaping) and other impact mitigating measures shall be determined through an appropriate study, if required, and secured through a site plan agreement; and,

(n) Agricultural-related uses that employ a significant number of employees, or generate similar levels of customers and retail activity, should generally be established and/or permitted to expand at locations closer to settlement areas.

3.5.4.3 On-farm Diversified Uses

On-farm diversified uses may be permitted in the 'Agriculture' designation as a secondary use to the principal agricultural use of the property to provide the operator with an additional means of income. Such uses promote and accommodate increased economic activity through home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. *On-farm diversified uses* should be related to agriculture, supportive of agriculture, or able to co-exist with agriculture without conflict. Some examples of *on-farm diversified uses* include cafés, small restaurants, bed and breakfasts, antique markets, farm markets, or any other use that can meet the criteria provided below.

Prior to the establishment of any new *on-farm diversified use*, the farm operator must demonstrate conformity to the general criteria for all *on-farm diversified uses*, as defined by the Province. Local municipal Councils shall update their implementing Zoning By-laws in a manner that meets the Agricultural Objectives of this Plan and the Provincial guidelines for *on-farm diversified uses*.

The County also acknowledges and places a strong value on the importance of its *settlement areas* (e.g. Hamlet, Village, *Serviced Urban Areas*), and the investments that have been made in these communities. Accordingly, as *on-farm diversified uses* grow, and are no longer secondary to the agricultural use on the property where they are located, they are encouraged to relocate to *settlement areas*.

The following criteria shall apply to all *on-farm diversified uses* unless otherwise provided by this Plan:

(a) *An on-farm diversified use* must be secondary to the principal use of the lot for a *farm operation* and must not interfere with the principal *farm operation* being conducted by the operator and/or family residing on the property and who are actively involved in the *farm operation*. The *on-farm diversified use* must be established as and continue to operate as a secondary component of the *farm operation*;

(b) *On-farm diversified uses* are not permitted as separate or independent uses from a *farm operation*. They should generally be located amongst the farm operation building cluster and be served by existing farm laneways. Where an *on-farm diversified use* does not require a permanent or temporary structure to operate (e.g. corn maze), the use may be located further from the farm operation building cluster as long as it does not interfere with the principal farm operation;

(c) The maximum number of employees permitted for an *on-farm diversified use* shall be established by the local municipal Zoning By-law;

(d) The maximum area that may be used for an *on-farm diversified use* is up to 2% of an agricultural parcel to a maximum of 1 ha. The following criteria apply:

i. An *on-farm diversified use* must not interfere with the ability to conduct the farming operation and must be compatible with, and not hinder, surrounding *farm operation*s;
ii. *On-farm diversified uses* shall be located within existing buildings and structures, whenever possible.

(e) *On-farm diversified uses* must be such that they can be served by existing private water supply and sewage disposal services. *On-farm diversified uses* that involve high water usage shall not be permitted;

(f) The severance of an *on-farm diversified use* from a farm property shall not be permitted;

(g) *On-farm diversified uses* shall be considered as permitted uses in the Agriculture zone(s) of the Lower-tier Municipality's implementing Zoning By-law. The implementing Zoning By-law shall set out specific zone provisions for *on-farm diversified uses* that are consistent with the criteria in this Plan;

(h) MDS I setbacks from existing livestock facilities and anaerobic digesters will generally not be required for land use planning applications for *on-farm diversified uses*, however some *on-farm diversified uses* that generate significant visitation by the broader public to an agricultural area, such as agri-tourism and retail operations, could lead to conflicts with surrounding livestock operations, and may be required to conform with MDS I setback requirements;

(i) Site plan control may be used by Lower-Tier Municipalities in accordance with Section 6.4.5 of this Official Plan to ensure that new or expanding *on-farm diversified uses* do not result in loss of agricultural lands or significant natural heritage features and are compatible with surrounding *agricultural uses*. The use of site plan control can ensure elements are provided such as:
i. Entrances, parking, pedestrian pathways and emergency vehicle access;
ii. Lighting, walkways and accessibility features;
iii. Site grading, fencing and drainage; and
iv. Outdoor storage, visual screening and loading areas.

(j) Lower-Tier Municipalities are responsible for monitoring *on-farm diversified uses* to ensure that they continue to operate as *on-farm diversified uses* in accordance with the criteria set out in this Plan. It is a policy of this Plan that any *on-farm diversified use* that develops or grows beyond the *on-farm diversified use* criteria established by this Plan shall be encouraged to re-locate appropriately in a nearby *settlement area* (e.g. Hamlet, Village, *Serviced Urban Area*);

(k) Short-term, temporary events that are beyond the scale of, or outside the realm of *on-farm diversified use* but which serve the agricultural community, including large gatherings for weddings and other forms of celebration, auctions, and larger events

such as County Plowing Matches, may be permitted subject to this section, and depending on the scale, may also be required to meet the following criteria:

i. Permanently displace little-to-no agricultural land;
ii. Will not require site grading and/or drainage unless it improves conditions for agricultural production;
iii. Only one-time, or occasional events may be permitted;
iv. Any land used for a temporary use must be immediately returned to agriculture;
v. The farm operation must continue to produce a harvestable crop during the year in which the temporary use is implemented;
vi. The event must meet compatibility requirements (e.g., do not require significant emergency, water and wastewater services; maintain reasonable noise and traffic levels in the area);
vii. Impacts to the site itself and surrounding agricultural operations are mitigated (e.g., compaction, drainage, trespassing); and
viii. A Temporary-Use By-law to permit the event in accordance with this Plan may be required by the Lower-tier Municipality.

(l) Bed and breakfast establishments are permitted in areas designated Agriculture. New bed and breakfast establishments in areas designated 'Agriculture' are required to conform with MDS I setback requirements from existing livestock facilities and/or anaerobic digesters.

3.5.4.4 Non-Agricultural-Related Uses

Agricultural lands shall be protected for the long-term. Non-agricultural uses may only be permitted in areas designated as 'Agriculture' for the extraction of minerals, *petroleum resources* and *mineral aggregate resources*, and for limited non-residential uses in accordance with the policies of this Plan. Policies for Non-Agricultural-Related Uses are as follows:

3.5.4.4.1 Limited Non-Residential Uses

New or expanding limited non-residential uses, including new or expanding recreational uses, are not permitted in the Agriculture designation, and require a site-specific Official Plan Amendment to be permitted. Applications for Official Plan Amendment must submit an *Agricultural Impact Assessment* addressing the following criteria:

(a) There is a demonstrated need within the planning horizon of this Plan for additional land to accommodate the proposed or expanding use;
(b) Alternative locations have been evaluated, and there are no reasonable alternative locations which avoid *prime agricultural areas*;
(c) There are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;

(d) The proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *settlement areas*;
(e) The proposed use complies with the *minimum distance separation formulae*; and
(f) Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated, based on Provincial guidance.
(g) Additional requirements may be identified.

3.5.4.4.2 Existing Public and Private Open Space and Recreational Uses

Campgrounds, tent and trailer parks, golf courses, shooting ranges and similar uses, that legally existed in the 'Agriculture' designation on the date of adoption of this Plan shall be permitted according to the implementing Zoning By-law.

3.5.4.4.3 Existing Industrial and Commercial Uses in the Agriculture Designation

Historical industrial and commercial uses located within the Agricultural designation, that legally existed on the date of adoption of this Plan, shall be permitted to continue operation, in accordance with the implementing Zoning By-law. In addition to Section 3.5.4.4.1 of this Plan, the following policies shall guide the continued operation and potential future expansion of these, albeit few, historical industrial and commercial uses:

(a) Industrial and commercial uses are limited to the type and scale of operation that legally existed on the date of adoption of this Plan;
(b) Redevelopment of industrial and commercial uses will only be permitted on existing lots of record;
(c) Redevelopment of industrial and commercial uses will only be permitted where individual and private on-site services can be accommodated;
(d) Where redevelopment is proposed, the future proposed use shall be compatible with existing surrounding uses;
(e) Changes between industrial uses of similar type and scale will be permitted without the requirement for an Official Plan Amendment;
(f) Through historical existence, the industrial and/or commercial use in the agricultural designation have established a level of compatibility. Where redevelopment of these uses is proposed, the future proposed use shall continue to be compatible with existing surrounding uses and shall not create new or worsen existing impacts to surrounding uses;
(g) Impacts from any new or expanding non-agricultural uses on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.

3.5.4.4.4 New Institutional and Public Uses

The establishment of new institutional uses and public uses are not permitted in the 'Agriculture' designation.

Notwithstanding the above, new schools, places of worship, and cemeteries may be permitted within the 'Agriculture' designation where such schools, places of worship, and cemeteries are small in scale and intend to primarily serve a community which relies on horse-drawn vehicles subject to the following criteria:

(a) Reasonable justification in support of the selected site must be provided. Such justification must consider alternative sites in non-prime agricultural areas, lower priority agricultural lands, and hamlet areas in the vicinity;

(b) Permitted land areas for these uses shall be as follows:
   i. Not more than 0.2 hectares (0.5 acres) for a freestanding school;
   ii. Not more than 1 hectare (2.5 acres) for a cemetery; and,
   iii. Not more than 2 hectares (5 acres) for a combined school, place of worship and cemetery;

(c) Schools, places of worship, and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles are required to satisfy the minimum distance separation provisions of MDS I. Such uses will be considered as Type A land uses for the purposes of both MDS I and MDS II;

(d) To assist in meeting the provisions of MDS I, a school and/or church may be located on a farm property as a part of a farm cluster and served by the principal farm access driveway;

(e) Where a place of worship is to be located on a farm property and adjacent to a cemetery on a separate lot, the access to the church may be by the access driveway serving the cemetery use;

(f) In the case of schools, the use of long-term leases as opposed to land severances, shall be encouraged;

(g) In respect to cemeteries, acceptable arrangements must be made for the perpetual care of the cemetery;

(h) There is an identified need within the planning horizon for additional land to accommodate the proposed use;

(i) Impacts from any new or expanding schools, places of worship, or cemeteries on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and,

(j) An amendment to the Lower-tier Municipality's implementing Zoning By-law and a site plan agreement shall be required for such schools, places of worship and cemeteries.

3.5.4.4.5 Mineral and Resource Extraction

The extraction of *minerals, petroleum resources* and *mineral aggregate resources* is permitted in the 'Agriculture' designation as an interim use, subject to Section 3.6 and the following criteria:

(a) Impacts on the *agricultural system* from any new or expanding uses related to the extraction of minerals, petroleum resources and mineral aggregate resources are to be addressed;

(b) The land impacted by the interim use will be rehabilitated back to an *agricultural condition*; and,

(c) Notwithstanding (b), complete rehabilitation to an *agricultural condition* is not required if the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible and agricultural rehabilitation in remaining areas is maximized.

3.5.5 Existing Lots of Record

There are several lots of record in the 'Agriculture' designation which are both vacant and smaller than the minimum lot area requirements of this Plan. It is the general intent of this Plan that such lots be developed and used for farming uses or other used permitted in the 'Agriculture' designation. Undersized parcels in the Agricultural designation legally created through a severance application prior to the adoption of this Official Plan shall be considered legal lots of record.

Where *agricultural uses* or other permitted uses are not possible and the existing vacant lot is 4 hectares or less, it may be used for a single detached dwelling not accessory to agriculture according to the provisions in the local Zoning By-laws.

The requirements for a residence on an existing undersized lot are:

- Complies with Minimum Distance Separation formulae;
- The soil is suitable for sewage disposal and an adequate supply of potable water is available;
- The site is suitable for residential construction;
- The site conforms with the applicable regulations from the *Conservation Authorities Act*;
- The property abuts a publicly owned road. Council may require a *development* agreement to bring unopened roads to a municipal standard if a Zoning By-law Amendment is required.

3.5.6 Special Agriculture Policy Areas

(a) Part of Lot 13, Concession 14, Mornington Ward, Township of Perth East

An existing use described as a farm equipment sales and repair business and accessory uses (excluding any accessory dwelling use) shall be permitted on an approximate 2.13-hectare area which forms part of a larger 34-hectare property at this location subject to the following:

i. No new buildings or structures shall be permitted;
ii. The use does not require municipal water or sewage services and the method of water supply and sewage disposal shall meet the applicable requirements of the appropriate regulatory body;
iii. Access to the business use shall be from Road 124 and the access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network; and
iv. *Consent* to sever the approximate 2.13-hectare area from the larger 34-hectare parcel shall not be permitted. Part of Lot 24, Concession 3, Wallace Ward, Municipality of North Perth:

(b) Part of Lots 25, 26, and 27, Conc. 7, Wallace Ward, Municipality of North Perth

The permitted uses on the land described as part of Lots 25, 26, and 27, Concession 7, in the Wallace Ward of the Municipality of North Perth, shall be as follows:

i. A place of worship, a retreat centre (including short term overnight accommodation), and accessory uses (including accessory storage, warehousing, and offices); and/or
ii. A hotel and conference centre (maximum of 266 rooms) and accessory uses.

Prior to the establishment of any of the above-noted permitted uses on the subject property, the following requirements shall be met:

i. Water supply for the permitted use(s) must be approved by the appropriate regulatory authorities. The owner/proponent shall prepare and submit any necessary study material in support of the proposed water supply to the appropriate regulatory authorities as a part of the approval process for the water supply;

ii. Waste/sewage treatment for the permitted use(s) must be approved by the appropriate regulatory authorities. The owner/proponent shall prepare and submit any necessary study material in support of the proposed waste/sewage treatment to the appropriate regulatory authorities as a part of the approval process for the waste/sewage treatment;

iii. Storm water management for the permitted use(s), if required, must be approved by the appropriate regulatory authorities. The owner/proponent shall prepare and submit any necessary study material in support of the storm water management for the uses to the appropriate regulatory authorities as a part of any approval process for storm water management;

iv. Access to the subject property for the permitted use(s) must be approved by the Province. The owner/proponent shall prepare and submit any necessary study material in support of the proposed access to the property as a part of the approval process for the access;

v. An amendment to the Municipality of North Perth's implementing Zoning By-law is required. Such amendment shall set out the specific uses that are to be permitted on the subject property and may establish specific zone regulations for the permitted uses;

vi. A site plan agreement for the proposed development with the Municipality of North Perth shall be prepared, approved, and registered on the title for the subject property.

(c) Lot 19 and Part of Lot 20, Concession 11, Hibbert Ward, Municipality of West Perth

An additional use described as an outdoor wedding reception venue shall be permitted on an approximately 0.6 ha (1.5 ac.) portion of the farm property at this location in the "Agriculture" designation of the County of Perth Official Plan.

(d) Con 2 PT Lot 29 as RP 44R1065, Part 2 to Part 4, North Easthope Ward, Township of Perth East

An *On-farm diversified use* shall be permitted, subject to the following criteria:

i. The use shall be limited to the preparation of food, retailing of food prepared on-site, and on-site dining in both indoor and outdoor facilities to patrons; and

ii. The maximum gross floor area for said permitted uses with permanent structures shall be 400 square meters.

iii. All other provisions of this Plan shall apply.

(e) Part of Lots 18 & 19, Concession 14, Blanshard Ward, Municipality of Perth South

Notwithstanding the policies of this Official Plan to the contrary, a 'haul road' (including related ditches/screening/berms) accessory to an aggregate extraction facility on *adjacent lands* to the south may be permitted within a portion of the subject property subject to the following conditions:

i. Upon rehabilitation of the aggregate extraction facility, the 'haul road' and related features shall either be removed and the land rehabilitated for agricultural use, or incorporated into the future use(s) of the land.

3.6 Mineral Aggregate and Petroleum Resources

Perth County's *mineral aggregate resources* generally consist of primary and secondary sand and gravel deposits, and limestone deposits with concentrations associated with certain types of geological features.

The County recognizes that *mineral aggregate resources* are a fixed location non-renewable resource found throughout the County. The County will ensure the long-term protection and appropriate management of mineral resources, including *mineral aggregate resources*, minerals, and *petroleum resources*. It is also recognized that a balance must be struck between the competing priorities for the protection of the mineral resources and the need to address other goals of the Official Plan.

Active *aggregate operations* licensed by the Province are designated 'Mineral Aggregate' on Schedule B: North Perth; Schedule B: Perth East; Schedule B: Perth South; Schedule B: West Perth.

Mineral aggregate resources that are classified as Primary and Secondary aggregate deposits are mapped in the "*ARIP 175 – Aggregate Resources Inventory of the County of Perth, Southern Ontario*" (2013) are identified on *Appendix 1: Aggregate Resources and Petroleum Wells*.

3.6.1 Objectives

The County's objectives related to the management of minerals, *mineral aggregate resources* and *petroleum resources* are to:

(a) Protect deposits of mineral aggregate resources and areas of potential mineral aggregate resources for potential future extraction;
(b) Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion;
(c) Ensure the *development* of new pits and quarries, and petroleum exploration and production, are in accordance with the natural heritage policies of this Plan;
(d) Provide a framework for *Mineral aggregate operations* such that they are carried out in a manner that minimizes potential negative social, economic and environmental impacts; and
(e) Provide for the progressive rehabilitation of pits and quarries to an appropriate after-use.

3.6.2 Mineral Aggregate Resources

The extraction of *mineral aggregate resources* will be undertaken in a manner which minimizes social, economic and environmental impacts, and appropriately uses and manages *mineral aggregate resources*.

It is the policy of the County that:

(a) In accordance with the *Provincial Planning Statement*, and the policies of this Plan, *mineral aggregate resources* will be protected for long-term use;

(b) Significant *mineral aggregate resources*, including significant sand and gravel resources and bedrock minerals, are identified on Appendix 1: Aggregate Resources and Petroleum Wells to support their long-term protection. Appendix 1 is intended to be used as a screening tool. A new or expanding mineral *aggregate operation* will require an Official Plan Amendment in accordance with Section 6.1.1;

(c) The identification of significant *mineral aggregate resources* does not presume that all lands located within these areas are suitable for the establishment or expansion of new or existing *Mineral aggregate operations*;

(d) There is potential for *deposits of mineral aggregate resources* to exist outside of the areas identified on Appendix 1: Aggregate Resources and Petroleum Wells that were not identified as primary or secondary aggregate deposits in the Aggregate Resources Inventory of the County of Perth mapping at the time this Plan was prepared. The extraction of *mineral aggregate resources* may be permitted outside of the mineral aggregate resource areas identified on Appendix 1: Aggregate Resources and Petroleum Wells with an Official Plan Amendment in accordance with Section 6.1.1;

(e) The County may undertake the preparation of an Aggregate Resources Master Plan, in consultation with the Province, Lower-Tier Municipalities and stakeholders, to more accurately identify and examine the *mineral aggregate resources* in the County, prior to the next review of this Plan. The intent of the Aggregate Resources Master Plan would be to identify the location of areas of sand and gravel, and bedrock deposits that are appropriate for protection and suitable for extraction. The Aggregate Resources Master Plan may assist the County in refining the identification of the *mineral aggregate resources* as shown on *Appendix 1: Aggregate Resources and Petroleum Wells*, and will be implemented through an Official Plan Amendment, in consultation with Lower-Tier Municipalities and various stakeholders;

(f) Until such time as an Aggregate Resources Master Plan is prepared, the policies of this Plan apply to all *mineral aggregate resources*, regardless of whether or not they are identified on *Appendix 1: Aggregate Resources and Petroleum Wells*;

(g) *Development* and activities that would preclude or hinder the establishment of new operations or access to the resources in known *deposits of mineral aggregate resources* and/or within 300 metres of sand and gravel resources and within 500 metres of bedrock resource areas will only be permitted if:

i. The resource use would not be feasible; or
ii. The proposed land use or *development* serves a greater long-term public interest; and
iii. Issues of public health, public safety and environmental impact are addressed.

(h) The County and Lower-Tier Municipalities may require an Aggregate Impact Study (AIS) to demonstrate that proposed *development* and activities will not preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources. For greater clarity:

i. *Development* and/or expansion of an agricultural use, agricultural-related use, or *on-farm diversified use* is exempted from Policy 3.6.2 h), regardless of whether a *Planning Act* approval is required.
ii. Any application for site plan or minor variance is exempted from Policy 3.6.2 h), regardless of location.
iii. Lot creation, including for an agricultural use, agricultural-related use, and surplus farm dwelling, will require an AIS unless it is a lot line adjustment for technical or legal reasons.
iv. An Official Plan or Zoning By-law Amendment for a non-agricultural use will require an AIS.

(i) Where an Aggregate Impact Study is required, the following factors will be evaluated and addressed in the AIS:

iv. The nature and location of existing land uses in the area and their potential impact on the feasibility of establishing a mineral *aggregate operation*;
v. The nature and location of planned land uses in the area based on the policies of this Plan and local Zoning By-law;
vi. The nature of the current and planned road network to accommodate *Mineral aggregate operations*;
vii. The configuration of land parcels and whether they are individually or collectively large enough and of an appropriate shape to support *Mineral aggregate operations*;
viii. The depth of the overburden and whether it affects the feasibility of extraction;
ix. The quality of the mineral aggregate resource on the subject lands and in the immediate area;
x. The nature of natural heritage features and whether they would preclude or affect the potential for *Mineral aggregate operations*;

xi. The nature and location of any sensitive surface water and ground water features;

xii. The presence of significant built heritage resources, protected heritage properties, significant *cultural heritage landscapes* and significant archaeological resources.

(j) Mineral aggregate resource conservation is supported, including the use of accessory aggregate recycling facilities within established *aggregate operation*s;

(k) The extraction of mineral aggregates from lands which are currently licensed by the Province pursuant to the *Aggregate Resources Act*, is permitted;

(l) Rehabilitation of the licensed area shall be in accordance with the approved rehabilitation plan for the site. Any significant changes to the rehabilitation plan for a licensed area shall be assessed by the Lower-tier Municipality and the County for input in accordance with policies of Section xv; and,

(m) *Mineral aggregate operations* shall be 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. Existing *mineral aggregate operations* shall be permitted to continue without the need for an Official Plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, policy 3.6.2 (g) continues to apply.

3.6.3 Existing, New, or Expanding Mineral Resource Operations

Existing, new or expanding mineral aggregate resource operations will be managed in a manner which minimizes social, economic and environmental impacts and the appropriate use and management of *mineral aggregate resources*.

It is the policy of the County that:

(a) Existing mineral aggregate resource operations are designated Mineral Aggregate on Schedule B: North Perth; Schedule B: West Perth; Schedule B: Perth East; Schedule B: Perth South;

(b) New mineral aggregate resource operations or any expansion to an existing mineral aggregate resource operation that extends beyond the limits of the existing aggregate land use designation will require an amendment to this Plan;

(c) Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts will be permitted in all designations without the need for amendment to the County Official Plan or local Zoning By-law, except in *Settlement Areas*, within Provincially protected features and areas of the 'Natural Heritage Features' Overlay, identified on Schedule D, within the Provincially Significant Wetlands designation, or environmentally sensitive areas;

(d) Wayside pits and quarries, portable asphalt plants and portable concrete plants used for public authority projects shall be subject to Site Plan control in accordance with the policies of this Plan;

(e) Concession or temporary construction and marshalling yards used for public authority projects shall be permitted without requiring an amendment to this Plan or applicable Zoning By-law, but shall not be permitted adjacent to or within *Natural Heritage Features and Areas* or in proximity to *sensitive land uses*;

(f) Concession or temporary construction and marshalling yards used for public authority projects shall be subject to Site Plan control in accordance with the policies of this Plan; and,

(g) The planning authority shall ensure that the necessary statutory and municipal and conservation authority approvals are obtained prior to permitting asphalt plants and concrete plants, whether temporary or permanent;

(h) Impacts from any new or expanding mineral aggregate resource operations on the *agricultural system* are to be addressed, minimized, and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance. Where Section 3.6.3 (c) exempts Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts from a *Planning Act* application, such uses are also exempt from providing an *agricultural impact assessment;*

(i) Applications for new mineral aggregate resource operations, or expansions to an existing mineral aggregate resource operation, will prepare studies to address the following to the satisfaction of the County and Lower-tier Municipality:

i. Surrounding land uses and siting of extraction operations, including demonstration of compatibility with the rural character and landscape, including visual impacts;
ii. Surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;
iii. Transportation infrastructure, according to the requirements of the Lower-tier Municipality, County Highways and/or the Ministry of Transportation;
iv. Surface water and groundwater quality and quantity;
v. Provincially significant natural features, *natural heritage features and areas*;

vi. Cultural heritage and archaeological resources;
vii. Noise, dust and vibration, in accordance with Provincial Standards;
viii. The removal and placement of fill, topsoil or overburden;
ix. Demonstration that the final rehabilitation plan is consistent with *Aggregate Resources Act* requirements;
x. Other matters identified by the Province, County, or Lower-tier Municipality; and
xi. Requirements under the *Aggregate Resources Act*.
xii. The matters identified in Section 3.6.2 (c) will consider the potential cumulative impacts that may result from a proposed new or expanding mineral aggregate resource operation when added to other past, present and known mineral aggregate resource applications in the vicinity. The appropriate level of detail, analysis, boundaries and baseline data to be used in the cumulative impact assessment will be determined by the County and Lower-Tier Municipalities, applicable Conservation Authority(ies), and in consultation with the owner/applicant as part of the pre-application consultation meeting prior to applying;
xiii. A pre-application consultation meeting is strongly encouraged in accordance with Section 6.5.1 of this plan;
xiv. Where the licensee has circulated an application under the Aggregate Resources Act, to expand an existing licensed mineral aggregate operation or increase the depth of extraction which does not require the approval of a development application, the County and Lower-tier Municipality will review and provide comments on the application to the Province in the context of all policies in this Plan that would apply to an application for a new or expanding mineral aggregate operation;
xv. The County will encourage the Province to ensure that all appropriate requirements resulting from the review of an application for a new or expanding mineral aggregate operation are imposed and enforced as conditions on the license or through the site plan required under the Aggregate Resources Act, particularly as it relates to the matters identified in policy 3.6.2.1 c).

3.6.4 Rehabilitation

The County will require the rehabilitation of mineral aggregate resource operations after the extraction and other related activities has ceased.

It is the policy of the County that:

(a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction,

and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations, in consideration of the County, as well as the opportunity to accommodate parks and open space uses or enhancing the *natural heritage system*;

(b) Comprehensive and coordinated rehabilitation planning is encouraged where there is a concentration of *Mineral aggregate operations*;

(c) On lands designated Agriculture, the extraction of *mineral aggregate resources* is viewed as an interim use and the site will be *rehabilitated* back to an *agricultural condition*, as defined by the *Provincial Planning Statement*. An Official Plan Amendment is required for all new and expanding *Mineral aggregate operations* in accordance with Section 3.6.2. It is the intent of the County that lands designated for *aggregate operation*s will revert back to an Agriculture designation upon surrender of the licence in accordance with the *Aggregates Resources Act* at the next time the Official Plan is updated;

(d) Complete rehabilitation back to an *agricultural condition* is not required if:

i. There is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;

ii. Other mineral aggregate resource extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other mineral aggregate resource extraction alternatives will include *mineral aggregate resources* in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *settlement areas*, and, resources on *prime agricultural land* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural land* will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3; and

iii. Agricultural rehabilitation in remaining areas is maximized.

(e) The County and Lower-Tier Municipalities will actively pursue programs, in cooperation with the Province and owners, to *rehabilitate* abandoned pits and quarries, including the removal of buildings and structures.

3.6.5 Petroleum Resources

While no known *petroleum resources* have been identified in Perth County by the Province at the time of preparing this Plan, the following policies would apply where future *petroleum resources* are identified.

It is the policy of the County that:

(a) In areas of known *petroleum resources* and significant areas of petroleum resource potential, *development* and activities in these resource areas or on *adjacent lands*, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:

i. resource use would not be feasible; or

ii. the proposed land use or *development* serves a greater long-term public interest; and

iii. issues of public health, public safety and environmental impact are addressed.

(b) Petroleum resource operations, exploration and drilling under the *Oil, Gas and Salt Resources Act* will be permitted within the Agriculture designation provided the site is *rehabilitated* to the pre-activity land capacity and/or *agricultural condition*. Such use will minimize impacts by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section a)ii of this Plan, regarding *development* within *natural heritage features or areas*, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential impacts are minimized.

(c) Petroleum exploration and production under the *Oil, Gas and Salt Resources Act* is subject to the policies of this Plan and will require an amendment to the County Official Plan to permit the use.

3.6.6 Site Specific Special Policies – Mineral Aggregate

(a) Notwithstanding Section 3.6, the following properties are exempt from policies 3.6.2 (g) and (h) in the County Official Plan:

i. Lands described as Lot 19, Concession 7, North Easthope Ward, Township of Perth East.

ii. Lands described as Concession 4, Lot 6, Township of Perth South.

(b) 4238 Road 108, Township of Perth East

i. A single-detached dwelling and accessory uses shall be permitted as part of an agricultural use on the subject property within the 'Mineral Aggregate' designation. The protection and/or demolition of the house and barn on the property shall be in accordance with the Aggregate Resource License for the subject property.

ii. An amendment to the Township of Perth East's implementing Zoning By-law shall be required.

3.7 Natural Heritage and Water Resources

The *natural heritage system* in Perth County includes woodlands, wetlands, and watercourses that are essential to the landscape and the community. They contribute to the overall environmental and social values and health of Perth County. The natural heritage and water resource policies include requirements for the protection and conservation for natural features and areas that make up the County's healthy lands and waters. Effective and balanced stewardship of the natural heritage system can support *agricultural uses* as it reduces soil erosion, improves groundwater quality and quantity, and contributes to increased biodiversity.

The policies in this section do not apply to existing *agricultural uses* or farm practices and are only implemented through a *Planning Act* application such as a Zoning By-law Amendment, the creation of a new lot or lots, a site plan application or minor variance. The construction of new agricultural buildings or structures on lands with the Natural Heritage Features Overlay is permitted in accordance with the applicable Zoning By-law. The policies of this section also do not apply to the maintenance of municipal drains.

This Plan incorporates a watershed-based approach to recognize the interconnectedness and complexity of the natural heritage. A watershed-based approach is seen as necessary to shape the health of the environment, waters, and foster bio-diversity. This approach acknowledges the inter-relationships between natural features, waterways, wildlife habitat and human health.

The headwaters of five major rivers are in Perth County. These five rivers (North Thames, Nith, Maitland, Ausable and Bayfield) flow through many communities, *settlement areas* and rich agricultural land to Lake Huron, Lake St. Clair and Lake Erie. The water quality of the streams and rivers in the Perth County headwaters impacts more than 400,000 people who live downstream, outside Perth County, and millions more who live around the Great Lakes. Woodlots, wetlands and other natural heritage features also have important economic, social and other benefits including maintaining and building resiliency to severe weather events anticipated by climate change, contributing to community wellness by offering trails and natural green spaces, and contributing to the economy through opportunities for recreation and tourism as well as harvesting forest products.

The diversity and connectivity of the natural heritage features, and the long-term ecological function and biodiversity of the County's *natural heritage system* shall be maintained and, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, surface water and ground water resources.

Perth County recognizes that the effective stewardship of natural areas across the landscape requires a suite of tools in addition to planning policies and zoning by-laws. For example, sustainable forest management practices will be promoted through forest management plans for County-owned forests, and through the By-law to Regulate the Destruction or Injuring of Trees in Woodlands and Woodlots in the County of Perth (By-law No. 3836-2021). A community-based approach to natural heritage protection is needed to bring about positive change.

The County of Perth is located within the Grand River, Upper Thames, Maitland Valley, and Ausable Bayfield watersheds and requires implementation of their respective *Source Protection Plans* (SPP). The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses and to supporting future growth. Integrating land management and the protection of water supports a healthy environment, economic development and healthy communities.

3.7.1 Natural Heritage and Water Resource Objectives

The County's objectives related to the natural heritage and water resources are to:

(a) Protect the natural features and areas for the long-term, recognizing the importance of provincially, regionally, and locally significant natural features and land forms;
(b) Recognize the role and value of compatible and complementary agricultural and rural uses within and adjacent to the *natural heritage system*;
(c) Maintain wetland area and the hydrological and *ecological functions* they provide, and to enhance wetland cover where possible;
(d) Protect woodlands and their biodiversity, restore *ecological functions*, and enhance woodland cover through reforestation and restoration;
(e) Maintain, restore, and enhance the biodiversity and connectivity of natural features and their associated ecological and hydrological functions;
(f) Promote opportunities for linkages to reinforce the maintenance, restoration, or improvement of the diversity and connectivity of natural features in the County;
(g) Identify and protect significant and ecologically important features and areas as a way to maintain natural cover and enhance biodiversity in the County;
(h) Work with stakeholders, landowners and the community, to promote environmental stewardship and management through agricultural best practices, forestry and other practices, educational and outreach services, and initiatives such as native species planting, invasive species management and habitat restoration;
(i) Protect, enhance and restore natural resources, including surface and *groundwater features*, preventing contamination and degradation;

(j) Support the long-term ecological integrity of the *natural heritage system* by identifying opportunities for enhancement of significant features and areas through protection of other adjacent ecologically important areas;

(k) Protect the various natural and water resources by prohibiting incompatible *development* within and adjacent to natural heritage resources while requiring appropriate supporting studies to evaluate the ecological impact of *development*, and to identify opportunities for natural resource restoration and enhancement;

(l) Protect the hydrologic functions of water resources;

(m) Participate in watershed planning; and,

(n) Promote efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality.

3.7.2 Natural Heritage Designations and Natural Heritage Features Overlay

The County recognizes the significance of the ecological connectivity between and among *natural heritage features and areas*. The policies of this plan consider the *natural heritage features and areas* as a system that is ecologically linked and relies on the interconnections between *natural heritage features and areas*, surface water features and *groundwater features*.

This Official Plan utilizes the 'Natural Heritage' designation and the 'Provincially Significant Wetlands' designation on Schedule B and a Natural Heritage Features Overlay on Schedules B, D, and E to implement protection of the *Natural Heritage System*.

'The 'Natural Heritage' designation, located inside *settlement areas*, and the Natural Heritage Features Overlay, located outside of *settlement areas,* are shown on Schedule B of this Official Plan and include the following features:

- Provincially Significant Features and Areas, including *significant woodlands*, *significant valleylands*, and provincially significant life science and earth science *areas of natural and scientific interest* (ANSIs), as per the definitions of "*significant*" in the *Provincial Planning Statement* and as outlined on Schedule D of this Official Plan; and
- Regionally Significant Features and Areas, such as various other ecologically important features from a *natural heritage system* perspective, including woodlands, regionally significant wetlands, unevaluated wetlands, vegetation connective links, lands that have been restored to a natural state, areas that support hydrologic functions, and environmentally sensitive areas that enable ecological functions to continue.
- The 'Natural Heritage' designation and the Natural Heritage Features Overlay do not include thickets or meadows.

The 'Provincially Significant Wetlands' designation shown on Schedule B of this Official Plan includes provincially *significant wetlands*.

Natural heritage features and areas within Perth County, both within and outside *settlement areas*, will be protected, restored, and enhanced for the benefit of present and future generations by policies and/or mapping. The most significant and sensitive *natural heritage features and areas* have been designated or identified on the mapping contained in Schedules B, D, and E. *Natural heritage features and areas* which may not be designated or identified on Schedules B, D, and E may still be protected from *development* and *site alteration* by the policies of this Official Plan.

The Perth Natural Heritage Systems Study (PNHSS), completed in 2018 and updated in 2019, provides the technical and scientific basis for the County's natural heritage system. The PNHSS modelled the terrestrial ecology of the County using 2010 and 2015 aerial photography and Geographic Information Systems (GIS) mapping. Site visits were also undertaken to ground-truth the County's terrestrial ecology and updated geospatial data layers were obtained from the Province, where available, to ensure the County's *natural heritage system* was a representation of the most detailed and up-to-date information available.

A comprehensive inventory of natural heritage features and understanding of their functions are the first steps in *natural heritage system* management. Building an inventory is an ongoing process that involves collaboration between the County, Lower-Tier Municipalities, the Province, landowners and the broader community. The 'Natural Heritage' designation, the 'Provincially Significant Wetlands' designation and Natural Heritage Features Overlay in Schedules B, D, and E represent the most detailed and up-to-date information available for the County's terrestrial *natural heritage system*.

Significant effort has been made to ground-truth the *natural heritage features and areas* shown on Schedules B, D, and E during the preparation of this Official Plan. Extensive public consultation and site visits contributed to creation of the mapping. Boundary confirmation and feature evaluation can be included as requirements of any Ecological Site Assessment (ESA) or Environmental Impact Study (EIS) that may be required in support of a proposed land use change or *development* application to further assess the *natural heritage features and areas* located on a property.

Fish habitat, habitat of *endangered species* and *threatened species*, and significant wildlife habitat are all significant within the *Provincial Planning Statement*; however, were not assessed by the PNHSS and will be evaluated on a site-by-site basis at the time of *development* applications in accordance with Section 3.7.5.2 and 3.7.5.4 of this Plan.

3.7.2.1 Reviewing the Perth Natural Heritage Systems Study

The *natural heritage system* is dynamic and changes over time. The County will use ecological information gathered through an ESA or EIS prepared for *development* proposals, Environmental Assessments, *infrastructure development*, updated air photos, and other means to maintain and update the Perth Natural Heritage Systems Study and this Plan, as appropriate.

3.7.3 Watershed Planning

The County recognizes the watershed as the ecologically meaningful scale for integrated and long-term planning. Watershed planning is a proactive process for assessing and documenting existing conditions, and establishing values, objectives, and targets to support the protection, enhancement, or restoration of the natural heritage within a watershed, with an emphasis on water resources.

Watershed planning integrates water management, environmental management and land use planning at the watershed and sub-watershed scale. Watershed and sub-watershed boundaries will be used as the ecologically meaningful scale of planning and the foundation for considering *cumulative impact*s of *development*.

The Conservation Authorities prepare Watershed Report Cards to evaluate progress on forest health and water quality targets as well as strategies which protect and enhance natural features. The Watershed Report Cards may be used to guide activities to protect and enhance natural features within Perth County and the Lower-Tier Municipalities.

3.7.4 Community Stewardship

To be environmental leaders and to create a healthy *ecosystem*, the efforts and stewardship of the whole community are essential. Community stewardship initiatives include educational programs, water management, septic system maintenance, sustainable agricultural practices and good forestry practices. Perth County and the Lower-Tier Municipalities will work with the Conservation Authorities, and community organizations to promote a healthy environment.

The Perth Natural Heritage Systems Study will inform the creation and implementation of stewardship and incentive programs, education programs and the management of publicly owned forests and natural areas in Perth County.

3.7.5 Permitted Uses

Uses such as conservation, forestry, wildlife areas, and passive recreation are permitted within the ‘Natural Heritage’ and ‘Provincially Significant Wetlands’ designations. Passive recreational uses are those that do not require the *development* of specific facilities or those that cause minimal impact on the natural features and functions of the area.

This could include activities such as walking/hiking, birdwatching, fishing, swimming, or picnicking. Existing shooting ranges shall only be permitted where approved by the Provincial Chief Firearms Office and compliant with the *Firearms Act*. Hunting shall only be permitted in alignment with the *Fish and Wildlife Conservation Act, 1997*. The policies in this section provide direction for the 'Natural Heritage' designation inside settlement areas, the Natural Features Overlay outside of Settlement Areas, and the 'Provincially Significant Wetlands' designation.

Nothing in this Plan shall limit the ability of existing recreational uses within settlement areas to continue on lands within or adjacent to lands designated 'Natural Heritage'.

Nothing in this Plan shall limit the ability of *agricultural uses* to continue on lands designated 'Agriculture' within or adjacent to the Natural Heritage Features Overlay.

3.7.5.1 Natural Heritage Policies

The 'Natural Heritage' designation within settlement areas and the Natural Heritage Features Overlay outside of settlement areas do not preclude *development*; however, there is an interest in protecting these areas from incompatible *development*. As such, *development* shall be directed away from forested and other natural areas where an alternative location exists on the property. Further, the Natural Heritage policies encourage that the importance and ecological context of a Natural Heritage feature be considered when land use changes and *development* decisions are considered. Natural Heritage areas identified as regionally significant wetlands, *significant woodlands*, *significant valleylands, significant wildlife habitat*, and, *significant areas of natural and scientific interest* shall be protected in accordance with the following policies:

(a) *Development* and *site alteration* shall not be permitted within areas designated 'Natural Heritage' or within the Natural Heritage Features Overlay on Schedules B, D, or E or on *adjacent lands* unless it has been demonstrated to the satisfaction of the County there will be no *negative impacts* on the natural features or their *ecological function*;

(b) In cases where the accuracy of the mapping provided on Schedules B, D, or E is disputed, an applicant may submit an Ecological Site Assessment (ESA), prepared by a qualified professional, for review by the County and the Conservation Authority having jurisdiction to confirm the location of the natural features. If the ESA demonstrates to the satisfaction of the approval authority that the proposed *development* would be outside the *adjacent lands* distance, then no further environmental studies will be required;

(c) Assessment of *negative impacts* is to be determined by conducting an Environmental Impact Study (EIS) in accordance with Section 3.7.6 of this Plan. The need for additional studies will be determined on a case-by case basis in consultation with the County, Conservation Authority, the Province, and any other relevant agency;

(d) Local municipal Zoning By-laws shall identify Natural heritage areas so as to preclude *development* and site alteration according to the policies in this Plan.

(e) Selective harvesting of woodlots and woodlands will be permitted in accordance with the By-law to Regulate the Destruction or Injuring of Trees in Woodlands and Woodlots in the County of Perth, as amended;

(f) Uses that existed in the 'Natural Heritage' designation and Natural Heritage Features Overlay on the date of passing of this Plan are permitted to continue and may be placed in a site-specific exception zone to recognize the use. Expansions to existing uses, and changes to existing uses will be subject to a zoning by-law amendment application and must demonstrate that the proposed change will have no *negative impact* on the natural feature or their *ecological functions*;

(g) These areas are subject to change as new information becomes available and may be identified as modified on the Schedules of this plan without amendment;

(h) Provincially Significant Features and Areas shall be given higher priority for protection than Regionally Significant Features and Areas in accordance with Provincial policy; and,

(i) An Environmental Impact Study is not required for *existing mineral aggregate operations* or *agricultural uses* on or adjacent to lands containing Regionally Significant Natural Heritage Features and Areas.

3.7.5.2 Habitat of Endangered Species and Threatened Species

The Province approves the significant habitat of endangered and threatened species. Information on endangered and threatened species is considered sensitive, and only generalized species data is available publicly through the Natural Heritage Information Centre (NHIC) mapping to planning authorities, unless their staff members have up-to-date data sensitivity training, which the Province offers through the NHIC.

It is the policy of the County that:

(a) *Development* and site alteration shall not be permitted in habitat of *endangered species* and *threatened species* except in accordance with provincial and federal requirements

(b) Planning applications shall be screened against known/probable locations of *endangered species* and *threatened species*. Applications will be reviewed against the Natural Heritage Information Centre (NHIC) database and Species at Risk mapping provided by Province. This information is sensitive and not available to the public; and,

(c) Where a known or probable location of Species at Risk and/or *threatened species* or *endangered species* is identified, at or in close proximity to the subject lands, the proponent will consult with Provincial staff to determine if further technical information, evaluation of *adjacent lands*, and/or permit is required.

3.7.5.3 Provincially Significant Wetlands Policies

Provincially Significant Wetlands are designated 'Provincially Significant Wetlands' on Schedule B.

Provincially Significant Wetlands (PSWs) are those areas identified using evaluation procedures established by the Province, as amended from time to time. They are determined by a science-based ranking system known as the Ontario Wetland Evaluation System (OWES). This provincial framework provides a standardized method of assessing *wetland functions* and societal values, which enables wetlands to be ranked relative to one another.

It is the policy of the County that:

(a) *Development* and site alteration shall not be permitted in Provincially Significant Wetlands;

(b) *Development* and site alteration shall not be permitted on lands within 120 metres of a Provincially Significant Wetland, unless the ecological function of the *adjacent lands* has been evaluated and it has been demonstrated to the satisfaction of the County, that *development* and site alteration will have no *negative impacts* on the natural features or on their *ecological functions*;

(c) Not all wetlands have been evaluated. When a development application involves an unevaluated wetland that has characteristics typical of a significant wetland, it is recommended that the County or lower-tier Municipality should ensure, before processing any planning approvals, that a qualified professional who has received up-to-date MNR OWES training evaluates the wetland;

(d) A proponent may confirm the boundary of a Provincially Significant Wetland and its *adjacent lands* by submitting an ESA or an EIS prepared by a qualified professional;

(e) Assessment of *negative impacts* is to be determined by conducting an Environmental Impact Study in accordance with this Section 3.7.6 of this Plan, which will be required prior to consideration of any *Planning Act* application or issuance of any building permit;

(f) Activities that create or maintain *infrastructure* authorized under an environmental assessment process or work subject to the *Drainage Act* are not to be considered *development* or site alteration for Provincially Significant Wetlands (PSW) in accordance with this plan. Where possible, the County encourages that these activities occur outside of Provincially Significant Wetlands; and,

(g) Review and/or approval from the Conservation Authority having jurisdiction may be required under Section 28 of the *Conservation Authorities Act*.

3.7.5.4 Watercourse and Fish Habitat

It is the policy of the County that:

(a) *Development* and site alteration shall not adversely affect watercourses;

(b) *Development* and site alteration shall not be permitted within *fish habitat* except in accordance with provincial and federal requirements;

(c) *Development* and site alteration shall not be permitted on lands within *adjacent lands* of a *fish habitat*, unless the ecological function of the *adjacent lands* has been evaluated and it has been demonstrated to the satisfaction of the County, that *development* and site alteration will have no *negative impacts* on the natural features or on their *ecological functions*;

(d) For the purposes of Section 3.7.5.4 (b) and (c), all open watercourses are considered to be potential *fish habitat* in accordance with the Perth Natural Heritage System Study;

(e) Assessment of *negative impacts* is to be determined by conducting an Environmental Impact Study in accordance with this Plan (Section 3.7.6), which will be required prior to consideration of any *Planning Act* application or issuance of any building permit;

(f) Natural stream bank vegetation should be maintained wherever possible. Restoration and enhancement of vegetation within and on the banks of the watercourse will be required, where possible, in addition to providing suitable erosion control methods.

(g) The protection and establishment of naturally vegetated buffer strips, tree planting and installation of native shrubs and grasses along watercourses, water bodies and headwater areas is encouraged to enhance the natural corridor function, cool water temperatures and protect watercourse banks from erosion;

(h) Stormwater management and drainage activities shall be evaluated to minimize negative effects on watercourses and to preserve water quality and quantity;

(i) Best management practices and interim measures shall be utilized during construction projects to reduce sedimentation and erosion which may adversely impact the function of watercourses;

(j) The Zoning By-law shall establish a setback for *development* from the top of bank of watercourses and open municipal drains for all new and expansions to *development* to protect *development* from erosion, improve water quality, enhance wildlife corridors and protect *fish habitat*. The Province may be consulted when a *development* proposal potentially affects watercourses and/or *fish habitat*; and,

(k) The requirements under the *Conservation Authorities Act* are met prior to any alterations within or adjacent to a watercourse.

3.7.5.5 Earth Science and Life Science Areas of Natural and Scientific Interest (ANSI)

Areas of natural and scientific interest include areas within Perth County that contain natural landscapes or features that have life science or earth science value related to protection, scientific study, or education.

Life Science ANSIs contain relatively undisturbed vegetation and landforms, representing the best examples of biodiversity and natural landscapes within the County. Only 1 Provincially Significant Life Science ANSI has been identified within Perth County and is locally known as Molesworth Woods in the Township of Perth East, as identified on Schedule D. Regionally significant Life Science ANSIs include Ellice Huckleberry Swamp, Phillipsburg Swamp, and Little Lakes Bog and Swamp Forest Complex, as illustrated on Schedule E.

Earth Science ANSIs consist of some of the most significant representative examples of the bedrock, fossil and landforms in Ontario, and include examples of ongoing geological process. Provincially Significant Earth Science ANSIs have been identified in 7 specific areas, as illustrated on Schedule D:

- Wartburg Road Cut, Lot 21 Concession 5, Ellice Ward, Perth East
- Staffa Kame Complex, Lots 11, 12, 13 Concession 6; Lots 9, 10, 11, 12, 13, 14 Concession 7; Lots 12, 13, 14, 15, 16 Concession 8; Lot 16 Concession 9; Lot 16 Concession 10; Hibbert Ward, Municipality of West Perth;
- North Thames Valley, Lot 12, 13, 14, 15, 16, 17, 18 Concession 7; Lot 11, 12, 13, 14, 15, 16, 17, 18, 22 Concession 8; Lot 12, 14, Lot 13, 15, 16, 17, 22 Concession 9; Lot 18 Concession 10; Lot 15, 16, 17, 18, 19 Concession 11; Lot 10, 11, 12, 13, 14, 15,16, 17 Mitchell Road West Side; Lot 15 Mitchell Road East Side; Lot 19 Concession 12; Lot 39 Thames Road North Side Fullarton Ward, Municipality of West Perth;
- Lucan Moraine, Lot 3, 4 Concession 6; Lot 10, 11, 12 Western Boundary Concession, Blanshard Ward, Township of Perth South;
- Carlingford Spillway Lot 4, 5, 6, 7 Concession 5; Lots 4,5,6,7 Concession 4, Fullarton Ward, Municipality of West Perth;
- Harmony Road Cut Lot 2 Gore 6, Downie, Township of Perth South;
- St. Marys Cement Company South Quarry Lot 26, 27 Concession Abutting River Thames, Blanshard Ward, Township of Perth South.

The size of the identified ANSIs varies considerably, the smallest being approximately 1 hectare in size and the largest being approximately 1,400 hectares in size.

Regionally Significant Earth Science ANSIs have been identified in 12 specific areas, as illustrated on Schedule E:

- Amulree Wellesley Kames Lot 9, 10 Concession 7, North Easthope, Township of Perth East
- Ausable River Sinkhole Lot 21, Concession 10, Hibbert Township, Municipality of West Perth
- Brunner Spillway Lot 12, 13, 14,15, Concession 15 Ellice Ward, Township of Perth East
- Easthope Moraine Lot 5 Concession 16, North Easthope Ward, Township of Perth East
- Elma Till Lot 15, 16 Concession 9, Elma Ward, Municipality of North Perth
- Gads Hill Moraine Lot 23, Concession 7, North Easthope Ward, Township of Perth East
- Palmerston Glacial Flutings Lot 7, 8 Concession 10, Wallace Ward, Municipality of North Perth
- Palmerston Meltwater Channel Lot 20 Concession 10, Wallace Ward, Municipality of North Perth
- Prospect Hill Moraine Topography Lot 26, East Side of Mitchell Road, Lot 26, West Side of Mitchell Road, Blanshard Ward, Township of Perth South
- Rannoch Road Cut Lot 18, Concession 14, Blanshard Ward, Township of Perth South
- Science Hill Hummocky Topography Lot 22, Concession 4, Blanshard Ward, Township of Perth South
- Seebach Hill Spillway Lots 23, 24, Concession 2, Lots 22, 23, 24, 25, 26, Concession 3, Ellice Ward, Township of Perth East

It is the policy of the County that:

(a) *Development* and site alteration may be permitted within an Earth Science ANSI provided that such *development* will not negatively affect the overall character of the geological feature that formed the basis for its classification;

(b) A Landform Impact Assessment may be required to review the Provincial report that identified and recommended the Earth Science ANSI boundaries in Perth County. The Landform Impact Assessment should evaluate the proposed *development* and provide an opinion regarding the potential for the *development* to adversely affect the landform/geologic feature identified as an Earth Science ANSI;

(c) Where required, the Landform Impact Assessment is required to be prepared by a Professional Geologist;

(d) The advice and assistance of the Province may contribute background information regarding Earth Science and Life Science ANSIs in Perth County, and the MNRF may contribute to a Landform Impact Assessment Terms of Reference;

(e) Provincially Significant Earth Science and Life Science ANSIs shall be given higher priority for protection than Regionally Significant Earth Science ANSI in accordance with Provincial policy; and,

(f) An Environmental Impact Study is not required for existing *mineral aggregate* operations or *agricultural uses* on lands containing Regionally Significant Earth Science or Life Science ANSI.

3.7.5.6 Lands Adjacent to Natural Heritage Features

(a) Provincial policies require that lands adjacent to significant natural features be protected from incompatible *development*. *Adjacent lands* are considered lands contiguous to a specific natural heritage feature or area where it is likely that *development* or site alteration would have a *negative impact* on the feature or area.

(b) *Development* on *adjacent lands* will only be permitted where the *ecological functions* of the *adjacent lands* have been evaluated and it has been determined that there will be no *negative impacts* on the natural features or their *ecological functions*.

(c) The extent to which *development* or site alteration on *adjacent lands* may affect *natural heritage features and areas* depends on a number of factors, including the nature of the *development* and site alteration and potential impacts, the sensitivity of the natural heritage feature and area and its *ecological functions*, and local site conditions (e.g., vegetative cover, slope, soils).

(d) In alignment with the Provincial Recommendations for Adjacent Lands Widths, the following defines the study area of *adjacent lands* for natural heritage features in Perth County:

i. Provincially significant wetlands - 120 metres
ii. Regionally significant wetlands and unevaluated wetlands – 120 metres
iii. Significant woodlands – 120 metres
iv. Significant valley lands – 120 metres
v. Significant wildlife habitat – 120 metres
vi. Significant areas of natural and scientific interest (ANSI) life science – 120 metres
vii. Significant areas of natural and scientific interest (ANSI) earth science – 50 metres
viii. Fish habitat – 120 metres

(e) Lands adjacent to Provincially Significant *Natural Heritage Features and Areas* shall be given higher priority for protection than lands adjacent to Regionally Significant Natural Heritage Features and Areas in accordance with Provincial policy.

(f) An Environmental Impact Study is not required for existing *mineral aggregate operations* or *agricultural uses* on lands adjacent to Regionally Significant Natural Heritage Features and Areas.

3.7.5.7 Linkages and Enhancement Areas

Linkages and Enhancement areas are intended to consist of natural self-sustaining vegetation that increase the ecological resilience and function of individual natural heritage features, hydrologic features and/or natural features and areas, or groups of such features, by:

(a) Connecting natural heritage features, hydrologic features and/or *natural heritage features and areas* to maintain or improve habitat connectivity and movement of wildlife and plants;
(b) Increasing the size of natural heritage features, hydrologic features and/or *natural heritage features and areas*;
(c) Improving the shape of natural heritage features, hydrologic features and/or *natural heritage features and areas* to increase interior habitat conditions; or
(d) Including critical function zones and important catchment areas for sustaining *ecological functions*.

Identification and protection of linkages is encouraged through *development* applications as part of maintaining connectivity of natural features and areas within the natural heritage system and maintaining and enhancing biodiversity throughout the County. Where large scale *development* is proposed (e.g., plan of subdivision) an Environmental Impact Study shall undertake an evaluation including the following:

(a) Assessment of the ecological features and functions and the need for *ecological linkages* to other components of the natural heritage system, and identification of enhancement areas to achieve the objectives of the County's Official Plan;
(b) Identification of appropriate boundaries/widths of linkages and enhancement areas that support movement of wildlife and maintain and enhance biodiversity of natural features and areas;
(c) Description of the *ecological functions* of the linkage and/or enhancement area is intended to provide/support and identifies how the linkage and/or enhancement area will be maintained or enhancement within the landscape; and
(d) Assessment of the potential for compatible uses including, but not limited to, stormwater management ponds, passive recreational uses, and trails within the linkage and/or enhancement area to determine how the intended *ecological functions* of the linkage and/or enhancement will be maintained or enhanced.

3.7.5.8 Restoration and Enhancement Plans

As part of a proposed *development* or site alteration, or construction of essential *infrastructure* some natural features and areas may be removed where it has been demonstrated to the County and Lower-tier Municipality that the proposal conforms with the relevant policies. Where there is a reduction in area of natural features, a 'Restoration and Enhancement Plan' shall be prepared to the satisfaction of the County and/or Lower-tier Municipality that achieves the following:

(a) If the removal occurs within a *settlement area*, the recreation of a feature shall be located in the same *settlement area*;
(b) The recreated feature shall have a comparable ecological function than the feature being removed;
(c) The recreated feature shall be comprised of native vegetation;
(d) Landscape ecological principles including size, patch shape, connectivity, edge to area ratio should be considered;
(e) Responsibilities will be determined for who will undertake the restoration activities and the schedule for implementing the plan;
(f) The 'Restoration and Enhancement Plan' will include a program for the long-term maintenance and management of the natural feature and area until such time as it is deemed to be a self-sustaining or when a public agency assumes responsibility for it;
(g) The 'Restoration and Enhancement Plan' will include a monitoring plan and periodic reporting to determine if the feature is progressing toward the approved goal(s) and objectives of the plan.

3.7.6 Adjacent Land Studies

Proponents are encouraged to consult with the approval authority prior to submitting a formal *Planning Act* application for *development* or site alteration in accordance with the Pre-Application Consultation requirements in Section 6.5.1 of this Plan.

In cases where *development* or site alteration is proposed within, or adjacent to, a natural area, an appropriate level of background review is necessary to determine whether natural heritage features or areas are present (e.g., significant habitats of *endangered species* or *threatened species*, significant wildlife habitat), and how to reduce, avoid or mitigate negative impacts on those natural areas.

An Ecological Site Assessment (ESA) will confirm the exact location of natural features and determine the *adjacent lands* distance. When a *Planning Act* application is submitted for land located within a natural heritage feature or on *adjacent lands*, the proponent will be required

to complete an Environmental Impact Study (EIS). This study will assess the potential impacts on the natural features and functions of the site and identity mitigation measures.

Proponents may avoid the need for further environmental study by locating their *development* outside the *adjacent lands* of a natural heritage feature. The construction of buildings or structures that do not need approval under the *Planning Act* are not required to undertake an ESA or an EIS. Existing *agricultural uses* may continue on lands within or adjacent to natural heritage features. The following Sections discuss the requirements of these two levels of environmental study.

3.7.6.1 Ecological Site Assessments (ESA)

An Ecological Site Assessment (ESA) is a review of the natural heritage features present on a property, including the mapping of feature and area boundaries. In some cases, the existing mapping on Schedule B of this Plan and the Perth Natural Heritage Systems Study (2018, 2019) will be sufficient to determine whether an Environmental Impact Study is required. However, if the mapping is unclear, or first-hand knowledge of the site suggests the mapping is inaccurate, then an ESA will be required to confirm the location of the feature or area and whether an EIS is required.

If an ESA determines that a natural heritage feature is not present, or that the proposed *development* site is outside the *adjacent lands* distance, then an EIS will not be required.

If an ESA determines that a natural heritage feature is present, and *development* or *site alteration* is proposed either within the natural heritage feature or within the *adjacent lands* distance identified in Section 3.7.5.6, then an Environmental Impact Study (EIS) shall be required to demonstrate the proposal will have no *negative impacts* on the natural feature or its *ecological functions*.

It is the policy of the County that:

(a) Schedule B of this Plan will be used to determine whether there is potential for *natural heritage features and areas* to be present;
(b) Proponents of *development* and site alteration may provide more detailed and accurate mapping through the submission of an Ecological Site Assessment in support of their application;
(c) An ESA must be undertaken and completed by qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning and/or relevant earth sciences to be accepted by the County;
(d) A peer review, which shall be paid for by the proponent, may be required according to Section 6.5.3 of this Plan in addition to review by relevant stakeholders;

(e) The completion of an ESA does not guarantee a *development* application will be approved;

(f) At a minimum, an ESA will address the following:

i. The location and nature of the *development*;

ii. The mapping of the location and extent of the features, areas, and their associated ecological and hydrological functions;

iii. The degree of sensitivity of the features, areas and their associated ecological and hydrological functions and an evaluation of such conditions;

iv. Where applicable, assess the significance of the natural heritage and hydrologic features;

v. Any other details as identified through pre-application consultation.

3.7.6.2 Environmental Impact Studies (EIS)

An Environmental Impact Study (EIS) may be required where *development* or site alteration is proposed in the 'Natural Heritage' designation or Natural Heritage Features Overlay, lands adjacent to any 'Natural Heritage' designation or Natural Heritage Features Overlay, and any lands adjacent to 'Provincially Significant Wetlands' designation. The primary objective of an EIS is first, to identify and assess the potential impacts of *development* on the natural features and functions of the site to ensure the proposed *development* conforms with relevant natural heritage policies and second, where *development* is concluded to be appropriate, to ensure its integration with the natural system through sensitive design and/or the implementation of appropriate mitigation measures.

The County will develop an Environmental Impact Study Guideline, as recommended by Section 5.1 (2) of the PNHSS, to provide specific guidance on the implementation of the PNHSS through the land use planning and *development* process, including initial consultation, EIS submission requirements, review process, and scoping criteria.

It is the policy of the County that:

(a) Where required, an EIS must be undertaken and completed by qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning and/or relevant earth sciences.

(b) A peer review, which shall be paid for by the proponent, may be required in accordance with Section 6.5.3 of this Plan, in addition to review by relevant stakeholders.

(c) An EIS may not be required if an Environmental Assessment or alternative environmental review is being undertaken or has been completed as part of a comprehensive planning process required under Provincial or Federal legislation, provided the Environmental Assessment or alternative environmental review fulfills all

of the requirements for site specific, and/or landscape level Environmental Impact Study that would otherwise be required by this Plan;

(d) An EIS may not be required if the planning application will not result in any exterior construction, site alteration or staging areas within the *adjacent lands*.

(e) An EIS will not be required if an ESA submitted by the proponent demonstrates to the satisfaction of the approval authority, that the subject lands are not within or adjacent to a significant natural heritage feature.

(f) No *development* or site alteration will be permitted within a 'Provincially Significant Wetland' designation.

3.7.6.3 Environmental Impact Study Scoping

Where *development* is proposed within the *adjacent land* width of a natural feature as identified in Schedule D, Schedule E, and Section 3.7.5.6, an applicant shall evaluate the extent to which *development* or *site alteration* on *adjacent lands* may affect *natural heritage features and areas* and determine the likelihood that there will be a *negative impact* on the natural heritage feature or its *ecological functions*. The County and/or Lower-tier Municipality will work with the applicant to determine the scope of the Environmental Impact Study.

The scope of the EIS will be determined by the approval authority based on the specific features identified. For example: if the features are not hydrologic in nature, then a hydrological study will not be required. The scale of the *development* proposal will be considered as part of the EIS to determine potential impacts.

At a minimum, an EIS will address the following:

(a) All details to be addressed in an ESA;

(b) An assessment of the potential impacts including *cumulative impact*s of the proposal on the environment;

(c) The need for any measures to protect and/or mitigate *negative impacts* to significant natural heritage or hydrologic features and functions and the surrounding environment, and descriptions of such measures;

(d) Recommendations to ensure no *negative impacts* to the feature during construction. These measures may be required as part of a Site Plan Agreement;

(e) Any other items as required by the approval authority.

3.7.7 Water

It is the policy of the County that:

(a) The County will protect, and promote restoration and enhancement of the quality and quantity of water, which may include the preparation of watershed and sub-watershed studies in partnership with the Conservation Authorities.

(b) The County and Lower-Tier Municipalities will work cooperatively with the Province, Conservation Authorities, and Indigenous communities to address land management issues within the watersheds draining to any of the watercourses, including those that extend beyond the County boundaries.

(c) The County and Lower-Tier Municipalities will protect the natural heritage and encourage the restoration of the natural heritage to improve the quality and quantity of water.

(d) The County shall support appropriate flood control management programs of the Province.

(e) *Development* applications serviced by a private water source, may be required to submit a detailed hydrogeological study to determine the suitability and capacity of local ground water supply. This study shall be in addition to any water taking permits/studies required by the Province to ensure protection of the natural *ecosystem*, fair sharing and conservation of water, and prevention of unacceptable interference with other water users. The permits/studies will be prepared to the satisfaction of the County, Lower-Tier Municipalities, and the Province.

(f) The County and Lower-Tier Municipalities will require the use of stormwater management facilities on-site and/or downstream of new *developments* to mitigate *development* impacts from stormwater quantity and quality entering other waterbodies, wetlands, watercourses and ditches. Applications for *development* will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Province's Stormwater Management Planning and Design Manual.

(g) The County and Lower-Tier Municipalities will promote naturalized stormwater management facilities, constructed with gentle slopes.

(h) The County and Lower-Tier Municipalities may contribute to and promote a culture of water conservation among all public, private, and community groups and local citizens and aim to encourage the efficient and sustainable use and protection of water resources.

(i) In cooperation with the private sector and the community, the County and Lower-Tier Municipalities may encourage the reduction of water consumption levels through the

promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new *development*.

(j) The County and/or Lower-Tier Municipalities may consider the establishment of sector-specific targets for water use reductions and targets for on-site retention of stormwater.

(k) The County and Lower-Tier Municipalities, where applicable, will encourage the protection, improvement or restoration of the quality and quantity of water by ensuring the consideration of waterbody capacity, through shoreline capacity assessments, the use of best management practices and monitoring, in considering *development* adjacent to a waterbody. *Development* adjacent to a waterbody shall be defined as land within 120 linear metres from the high-water mark of a waterbody or permanently in-flowing tributary.

(l) The County, where appropriate, will enhance the health of watercourses, waterbodies and water quality by:

i. Requiring the conservation and enhancement of natural stream bank vegetation and promoting suitable erosion control methods;

ii. Promoting tree planting along watercourses, where possible, to enhance the natural corridor function, provide for cool water temperatures and protect watercourse banks from erosion;

iii. Encouraging best management practices and that interim measures are utilized during construction projects adjacent to watercourses and waterbodies to reduce sedimentation and erosion;

iv. Promoting the appropriate use of *adjacent lands* to watercourses and waterbodies, by providing an appropriate buffer between watercourses and waterbodies and pedestrian movement and passive recreation areas, where feasible.

(m) Despite their identification as a waterbody in this Plan, sewage lagoons are not subject to the policies of 3.7.7: Water.

3.7.7.1 Source Protection Plan

The *Ontario Clean Water Act*, 2006 is intended to ensure the protection of municipal drinking water supplies through the *development* of local, watershed-based *assessment report*s and *source protection plans*. *Assessment report*s identify *vulnerable areas* and threats to municipal drinking water sources and *source protection plans* set out policies to eliminate or reduce the risks posed by those identified threats. Within the County of Perth, the following *source protection plans* apply:

- The Thames-Sydenham and Region *Source Protection Plan* (TSRSPP);
- The Grand River *Source Protection Plan* (GRSPP);

- The Ausable Bayfield *Source Protection Plan* (ABSPP); and
- The Maitland Valley *Source Protection Plan* (MVSPP).

The Source Protection Regions are identified on Appendix 3 of this Plan.

All planning decisions shall conform with significant threat policies and have regard for other policies set out in the *source protection plans*, as may be amended from time to time, in accordance with Section 39 of the *Ontario Clean Water Act*, 2006. In conformity with the *Ontario Clean Water Act*, 2006, and the four *Source Protection Plans*, it is the intent of this Official Plan to protect existing and future sources of drinking water to ensure water quality and quantity are not adversely affected.

In cases of conflict between the policies and direction of this Plan and any of the *source protection plans*, the policies of the appropriate *source protection plan* shall prevail.

3.7.7.1.1 Vulnerable Areas

Vulnerable areas, as identified in the *assessment report*s and *source protection plans*, include *Wellhead Protection Areas* (WHPAs), *Significant Groundwater Recharge Areas* (SGRAs), and *Highly Vulnerable Aquifers* (HVAs). HVAs and SGRAs cover large tracts of land and no *significant drinking water threats* can occur in these areas.

Within the *vulnerable areas* identified in the *Source Protection Plan*, any use or activity that is, or would be, a *significant drinking water threat* is required to conform with all the applicable *Source Protection Plan* policies and, as such, may be prohibited, restricted, or otherwise regulated by those policies. *Significant drinking water threats* which are prohibited shall be those identified in accordance with the *significant drinking water threat* specific policies of the *Source Protection Plan*.

3.7.7.1.2 Wellhead Protection Areas

The wellheads throughout the County act as the source of groundwater for the water supply system. These water supplies must be protected from contamination associated with certain land uses in order to secure the long-term protection of our potable water supply for existing and future residents, businesses, and the natural heritage. This can be achieved by permitting only those land uses which represent a low level of risk to groundwater quality within the WHPAs.

A WHPA is the area around a municipal wellhead where land use activities have the potential to affect the quality and quantity of water that flows into the well. The WHPAs that are generally considered to be most vulnerable to surface activities are assigned a vulnerability score of 8 to 10, with vulnerability decreasing further away from the well (the lowest vulnerability score is 2).

Generally, the WHPAs are modelled based on two factors: the time related capture zones of each well and the vulnerability of the aquifer. Time related capture zones include the following:

(a) WHPA-A: 100 metre radius around the wellhead
(b) WHPA-B: 2-year travel time for water to enter the well
(c) WHPA-C: 5-year travel time for water to enter the well
(d) WHPA-D: 25-year travel time for water to enter the well
(e) Zone E- Recharge area for GUDI (Groundwater Under the Direct Influence) wells

3.7.7.1.3 Land Use Designation and Mapping

WHPAs and their applicable vulnerability scores are identified on Appendix NP1: Source Protection Plan; Appendix WP1: Source Protection Plan; Appendix PS1: Source Protection Plan; Appendix PE1 Source Protection Plan to this Official Plan. These identify the WHPAs for the wells servicing the Lower-Tier Municipalities water supplies. The policies of this section only apply to WHPAs.

This mapping is intended to reflect the mapping in the approved *Source Protection Plan* and *Assessment Report*, which may be revised or updated from time-to-time without the need for an amendment to this Plan. In the case of a discrepancy, the mapping in the most recently approved *Source Protection Plan* and *Assessment Report* shall take precedence. If policies specific to *Significant Groundwater Recharge Areas* and *Highly Vulnerable Aquifers* are added to the *Source Protection Plans* then the County will amend the policies of this Official Plan.

3.7.7.1.4 Prescribed Drinking Water Threats

Land use activities which may pose a *drinking water threat* to municipal water supplies are defined by the *Clean Water Act*, 2006 as an activity or condition that adversely affects, or has the potential to adversely affect, the quality and quantity of water that is or may be used as a source of drinking water. *Drinking water threats* are prescribed by *Ontario Regulation 287/07* of the *Clean Water Act 2006*, and include the following:

(a) The establishment, operation or maintenance of a waste disposal sites within the meaning of Part V of the Environmental Protection Act.
(b) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
(c) The application of agricultural source material to land.
(d) The storage of agricultural source material.
(e) The management of agricultural source material.
(f) The application of non-agricultural source material to land.
(g) The handling and storage of non-agricultural source material.
(h) The application of commercial fertilizer to land.
(i) The handling and storage of commercial fertilizer.

(j) The application of pesticide to land.
(k) The handling and storage of pesticide.
(l) The application of road salt.
(m) The handling and storage of road salt.
(n) The storage of snow.
(o) The handling and storage of fuel.
(p) The handling and storage of a dense non-aqueous phase liquid.
(q) The handling and storage of an organic solvent.
(r) The management and runoff that contains chemicals used in the de-icing of aircraft.
(s) An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.
(t) An activity that reduces the recharge of an aquifer.
(u) The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard.
(v) The establishment and operation of a liquid hydrocarbon pipeline.

3.7.7.1.5 Prohibitions – New Uses and Activities

It is the policy of the County that:

(a) The significance of a prescribed *drinking water threat* listed in Section 3.7.7.1.4 depends on the characteristics of the activity and where the activity is occurring within the WHPA. The policies of the appropriate *Source Protection Plan* set out whether a *significant drinking water threat* is to be prohibited or regulated within WHPAs.
(b) The Risk Management Official shall determine whether a new land use or activity is, or involves, a *significant drinking water threat* in accordance with the *Clean Water Act*, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the relevant *Source Protection Plan*.
(c) Notwithstanding the land uses permitted by the underlying land use designation in this Plan, permitted uses that involve a *significant drinking water threat* within a WHPA identified in Appendix NP1: Source Protection Plan; Appendix WP1: Source Protection Plan; Appendix PS1: Source Protection Plan; Appendix PE1 Source Protection Plan to this Plan may be either prohibited or regulated by the applicable *Source Protection Plan*.
(d) The policies within the applicable *Source Protection Plans* include several prohibited uses within WHPAs in accordance with Section 57 of the *Clean Water Act*, 2006. The table on the following page summarizes the uses that are prohibited in each *Source Protection Plan*, which may be revised or updated from time-to-time without the need for an amendment to this Plan. It is the intent of this policy to be a screening tool to identify potentially prohibited uses and follow-up by reviewing the prohibition,

including any additional rules or exemptions, in the appropriate *Source Protection Plan* or with the Risk Management Officer. For the purposes of interpreting the following table, the following acronyms apply:

- TRSPP = Thames Sydenham and Region Source Protection Plan
- GRSPP = Grand River Source Protection Plan
- ABSPP = Ausable Bayfield Source Protection Plan
- MVSPP = Maitland Valley Source Protection Plan

An application for *development*, *redevelopment*, or site alteration for any land use within a WHPA that may involve a *significant drinking water threat* shall only be deemed complete under the *Planning Act* if the Risk Management Official has issued a *Section 59 Notice* in accordance with the *Clean Water Act, 2006*.

Table 3.7.7.1.5 – Source Protection Plan Prohibited Uses within WHPAs (s.57)

Activity	TSRSPP	GRSPP	ABSPP	MVSPP
Storage of tailings from mining operations	X			
Future waste disposal sites	X		X	X
Establishment, operation or maintenance of waste disposal site		X		
Application of non-agricultural source material to land	X	X	X	X
Application and storage of agricultural source material	X	X		
Existing and future agricultural materials and non agricultural source material application and storage			X	X
Future non-agricultural source material storage	X		X	X
Future commercial fertilizer storage	X		X	X
Application of commercial fertilizer to land		X		
Future pesticide storage	X	X	X	X
Application of pesticide to land		X		
Road salt storage	X	X		
Future handling and storage of fuel	X	X	X	X
Future handling and storage of dense non-aqueous phase liquids (DNAPLS)	X	X	X	X
Future storage of organic solvents	X	X	X	X
Future outdoor confinement area			X	X
Existing and future grazing, pasturing and outdoor confinement areas		X	X	X
Future sewage systems or sewage works			X	X
Future snow storage		X	X	X
Application of Untreated Septage to Land	X			
Future Stormwater Management Facilities	X			
Storage of Snow in Aggregate Operations	X			
Future Septic Systems	X			
Future Industrial Effluent Discharge.	X			
Future Sewage Storage	X			

3.7.7.1.6 Individual Septic Systems

(a) The following applies to lands subject to the Ausable Bayfield or Maitland Valley *Source Protection Plans*:

i. For those lands located within a *wellhead protection area* where the vulnerability score is 10, and where septic systems would be a *significant drinking water threat*, new lots will only be permitted where they are serviced by municipal sanitary sewers or where an on-site septic system could be located outside of a *vulnerable area* with a vulnerability score of 10.

ii. For those lands located within a *wellhead protection area* where the vulnerability score is 10, the lot size for any proposed *development* on existing "lots of record" that would include a small on-site sewage system where it would be a *significant drinking water threat*, shall be based at a minimum on the most current version of the Provincial Guidelines for Individual On-site Sewage Systems. The hydrogeological assessment to determine appropriate *development* density shall be conducted by a professional, licenced to carry out that work (P.Geo. or P.Eng with training in hydrogeology).

(b) The following applies to lands subject to the Thames-Sydenham and Region *Source Protection Plan*:

i. For those lands located within a *wellhead protection area* where the vulnerability score is 10, and where septic systems would be a *significant drinking water threat*, *development* that would require a new septic system or holding tank is prohibited.

3.7.7.1.7 Zoning By-laws

Within 3 years of the coming into force of these policies, Lower-Tier Municipalities will amend their Zoning By-law to protect WHPAs in accordance with the policies of this section. The Zoning By-laws shall incorporate appropriate requirements to implement the policies for wellhead protection.

3.7.8 Site Specific Policies – Natural Heritage

(a) Part of Lot 5, Concession 7, North Easthope Ward, Township of Perth East

Notwithstanding the policies of this Official Plan to the contrary, a non-farm residential use consisting of a single-detached dwelling and accessory uses shall be permitted in the south-east corner of the subject property subject to meeting the following criteria:

i. An amendment to the Township of Perth East Zoning By-law to permit the proposed non-farm residential use;

ii. Prior to the adoption of any amendment to the Township of Perth East Zoning By-law to permit the proposed non-farm-residential use, prior to the issuance of any permits for buildings/structures for the proposed non-farm residential use, and prior to any site preparation for the proposed non-farm residential use, the owner/proponent shall prepare an updated Environmental Impact Study (EIS) to address current Provincial policies. The updated EIS must reference the Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005, Second Edition, dated March 18, 2010 and it must also address any impacts on the wetlands located on and adjacent to the subject property. Approval of the Terms of Reference for the updated EIS is required from the Grand River Conservation Authority, the County of Perth, and the Township of Perth East prior to commencing work on the updated EIS. Upon its completion, the updated EIS must be submitted to and approved by the Grand River Conservation Authority, the County of Perth, and the Township of Perth East and such approvals are required prior to the adoption of any amendment to the Township of Perth East Zoning By-law to permit the proposed non-farm-residential use, prior to the issuance of any permits for buildings/structures for the proposed non-farm residential use, and prior to any site preparation for the proposed no-farm residential use;

iii. Approval of the driveway access to the proposed non-farm residential use from the applicable municipal road authority;

iv. Obtaining approval for the individual on-site services that are required for the proposed non-farm residential use (i.e. water supply, sewage treatment) from the applicable authority;

v. Preparation of and engineered grading and drainage plan for the proposed non-farm residential use acceptable to the Grand River Conservation Authority and the Township of Perth East;

vi. Approval from the County of Perth in respect to any tree removal that may be required to accommodate the proposed non-farm residential use.

3.8 Open Space

The 'Open Space' designation includes private and public areas that are meant for outdoor oriented activities and community-related uses. Open Space is integral to the community and is intended to be used for both passive and active recreational purposes within Settlement Areas. The County recognizes Open Space is not only important for physical health but also for mental health as Open Space areas allow for the public to relax, exercise, practise hobbies, and much more.

Where land within this designation is under private ownership, this Plan does not imply that it is open to the general public nor that the County or Lower-Tier Municipality will acquire such land for public use.

3.8.1 Permitted Uses

The 'Open Space' designation applies to lands within *Settlement Areas* that are intended for passive and active recreational activities. Permitted uses shall include a range of outdoor-oriented community-related uses, such as:

- Parks and parkettes;
- Community garden allotments;
- Sports pitches/fields;
- Trails;
- Recreational areas;
- Flood protection facilities;
- Stormwater management facilities;
- Conservation lands;
- Fairgrounds and exhibition grounds; and
- Accessory uses, buildings and structures (e.g. maintenance sheds and bandstands).

3.8.2 Land Use Policies

It is the policy of the County that:

(a) The retention and expansion of parks within the 'Open Space' designation is of high priority and shall be encouraged subject to the land ownership, location, and existing conditions.

(b) Parks and playground areas should be located and designed in such a way as to harmonize with and enhance the surrounding uses. For policies concerning parkland dedication, refer to Section 4.4.1.

(c) Where the 'Open Space' designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public. There shall be no obligation for the County, Lower-tier Municipality, or any other public agency, to purchase the land.

(d) The conservation and enhancement of land and/or the environment, as well as the provision of outdoor recreational and educational opportunities shall be permitted, particularly on land exhibiting environmental sensitivity or containing natural heritage features, provided that there are no *negative impacts* or degradation to the natural features of the site.

(e) Where an Open Space designation is located within an identified floodplain, through conservation authority or provincial mapping, the County shall actively discourage non-essential *development* within such floodplain.

(f) Prior to acquiring new parks, Lower-Tier Municipalities may require the completion of an Environmental Site Assessment to determine the level of contamination, if any.

(g) Where a Parks and Recreation Master Plan, or similar, has been prepared by the Lower-Tier Municipality, such Master Plan will be used as a policy document to assist in determining parks, culture and recreation requirements. Policies which are adopted as part of such Master Plan may also be included within the Official Plan through an Official Plan Amendment.

3.9 Recreation

There are a few existing recreational land uses in the County which have existed for many years and are heavily used during the summer months.

The 'Recreation' policies recognize the existing recreational facilities and can also be applied when reviewing and examining proposals for new recreational *development* and whether the recreational use should or should not be permitted.

Conflicts may occur when recreational uses come in contact with intensive *agricultural uses* and it is therefore important that the recreational uses be fully examined with respect to its impact on the agricultural land uses in the County.

3.9.1 Recreation Objectives

The following objectives are established for the 'Recreation' designation:

(a) To recognize existing recreational *development*s and, where feasible, permit new recreational *development*s which will not interfere or conflict with the agricultural land use activities in the County;

(b) To promote recreational design that is sensitive to and harmonious with the physical characteristics and the natural features of their respective sites;

(c) To encourage the provision of those recreational activities that serve the residents of the County; and

(d) To limit the location of new recreational activities to those lands that have lower soil capabilities for agriculture (e.g. other than Class 1, 2, and 3 lands) or to vacant lands within the *settlement areas* in the County.

3.9.2 Recreation Definition/Permitted Uses

The 'Recreation' designation shall mean that the areas so designated will be used and developed for recreational uses. For the purpose of this Plan, recreational uses shall include both indoor and outdoor recreational activities and, without limiting the generality of the foregoing, shall include conservation areas, tent and trailer parks, picnic areas, hiking trails, golf courses and facilities for clubs involved in recreational activities.

3.9.3 Designated Areas

The 'Recreation' designation is site specific in nature and applies only to those lands that are actively used for recreational purposes at the time this Official Plan was adopted.

Any future recreational *development* in the County, excepting that which occurs within the confines of a designated recreation or *settlement area*, will require an amendment to this Plan prior to being established. It is the intent of this Plan that only those recreational uses that satisfy the policies of this Plan for the 'Recreation' designation be permitted.

3.9.3.1 Development Within Existing Recreational Uses

New *development* within designated 'Recreation' areas shall be permitted in accordance with the policies of this Plan without an amendment to the Official Plan. Where an existing recreational use is located in a woodlot area or an area which has tree coverage, the woodlot or tree covered area is to be preserved and integrated into the overall *development* of the property. It is a policy of this Plan that no cutting or clearing of woodlots or forested areas will be permitted, with the exception of any clearing that may be permitted by the County of Perth Tree Cutting By-law (as amended). Where clearing of a woodlot and/or forested area is permitted in accordance with the provisions of the County of Perth Tree Cutting By-law, it is a policy of this Plan that, at a minimum, an area equivalent in size to that cleared must be planted and maintained as woodlot.

3.9.3.2 New and/or Expanded Recreational Uses

An amendment to this Official Plan will be required in order to establish a new recreational use and/or to expand any of the existing recreational uses beyond the areas designated as 'Recreation' by this Official Plan. Such *development* proposals will be evaluated on the basis of the following policies:

(a) The applicant/proponent must demonstrate that there is sufficient need for the proposed recreational use in the County and that it will serve the needs of the County residents. Documentation proving the need and providing such other information as may be required by the County for its review purposes must be submitted upon request;

(b) An *Agricultural Impact Assessment*, based on Provincial guidance, will be required to consider the potential impacts that such *development* may have on the agricultural land base, *agri-food network*, and existing *agricultural uses*. If it is determined that the proposed recreational *development* will have an adverse affect on the surrounding *agricultural uses*, the recreational *development* shall not be permitted. Minimum distance separation will be required where a proposed recreational use is in proximity to livestock and/or poultry operations and it is a policy of this Plan that the MDS I provisions shall be applied and must be satisfied;

(c) Factors such as the compatibility of the soil for the *development*, the drainage characteristics of the subject property and the surrounding land, the impact on the compatibility with surrounding land uses, the impact on the natural heritage, and the availability of necessary services and facilities must be given due consideration. A drainage plan and/or an engineer's report detailing the drainage particulars may be required by County Council;

(d) The use must be one that does not require municipal water or sewage services, and the method of water supply and sewage disposal shall require the approval of the appropriate regulatory authorities;

(e) A mobile home may be permitted where an additional accessory dwelling is required due to the size and scale of the recreation use, subject to an amendment to the Lower-tier Municipality's implementing Zoning By-law;

(f) Where the location of a proposed building and/or structure is within an area which is subject to flooding or which is identified as being within a Conservation Authority Regulated Limit on Appendix 2, written confirmation from the Conservation Authority stating that it approves of the *development* and that it is satisfied with the floodproofing measures must be provided to the local Council before consideration will be given to amending this Plan and/or before any building permit for the building and/or structure will be issued;

(g) All proposals must be accompanied by a detailed plan which shows the specific location of the subject land, public road access provisions, internal private road layout, mobile/modular home site locations and size information, vehicle parking areas, location and type of recreational/ amenity facilities, servicing provisions (roadways, water supply, sewage disposal, storm water drainage, lighting), landscaping and buffering provisions, and an inventory of existing land uses in the vicinity of the subject land;

(h) An amendment to the Lower-tier Municipality's implementing Zoning By-law shall be required for all new recreational uses that are permitted in accordance with the policies of this Plan. The Lower-tier Municipality's implementing Zoning By-law shall contain appropriate zone provisions for recreational uses and facilities;

(i) Where the severance of land is necessary to accommodate a proposed recreational use, the severance policies as contained in Section 5.1 of this Plan must be satisfied. The Zoning By-law amendment referred to in clause (h) above shall be required prior to the final severance approval being given;

(j) Site plan agreements pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990 shall be required for all new recreational uses permitted in accordance with the policies of this Plan.

3.9.3.3 Tent and Trailer Parks

In addition to the above policies, the following policies shall apply to those recreational facilities that are described as tent and trailer parks:

(a) It is a policy of this Plan that any tent and trailer park permitted in the County be used for accommodation on a seasonal or temporary basis only and not for accommodation on a permanent or year-round basis;

(b) All lots or sites for tents and trailers within a tent and trailer park must either be connected to a communal sewage disposal system or the occupants of the lots or sites must have access to communal washroom facilities. Individual septic tank and water supply systems serving lots or sites within a tent and trailer park shall not be permitted. All water supply and sewage disposal facilities must satisfy the requirements of the appropriate regulatory authority;

(c) Adequate on-site parking for campers and guests shall be provided;

(d) In the evaluation of tent and trailer park *development*, Council shall consider the following design criteria:

i. The design shall be compatible with the site, taking into consideration the topography, vegetation, soil and drainage characteristics, with one of the main concerns being to preserve the natural heritage of the site;

ii. The design should endeavour to preserve the land forms and physical features of the site in their natural state;

iii. Careful consideration shall be given to the size of the proposed *development* and the density of *development* that is proposed;

iv. Special consideration shall be given to the protection, preservation, and re-establishment of trees and woodlots, wherever possible; and

v. Appropriate provisions for landscaping and buffering for the purpose of screening the proposed tent and trailer park from other surrounding land uses.

3.9.4 Management and Maintenance

All recreational uses shall be managed and maintained as a single unit by the recreational use owner or its designated agent. The responsibility for management and maintenance of all utilities and services (roads, water supply, sewage disposal, storm water management facilities, hydro, lighting, snow removal, etc.) shall rest solely with the owner of the recreational use. Neither the County or the Lower-Tier Municipalities shall be under any obligation to assume ownership of or the responsibility for maintenance and/or provision of any of the utilities and services for the recreational use. The division or severance of recreational uses into smaller properties shall not be permitted under this Plan.

3.9.5 Access

Access must be available to a public road that is developed to acceptable municipal standards and which is maintained on a year-round basis. Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network. Recreational *development*s fronting onto and having access to a provincial highway require building/land use entrance permits from the Province.

3.9.6 Water Supply, Sewage Disposal and Stormwater

The owners of recreational uses are required to provide acceptable water supply and sewage disposal facilities for the recreational use. Such facilities must be designed, installed, and maintained to the satisfaction of the appropriate regulatory authority. In assessing and determining what types of water supply and sewage disposal facilities are acceptable for new and/or expanded recreational uses, input shall be obtained from the appropriate regulatory authority. When considering such applications, the County and Lower-tier Municipality will require written documentation from these agencies concerning the suitability and acceptability of the proposed services. Proponents of new and expanded recreational uses may be required to submit a storm water management plan. Such plans should incorporate appropriate best management practices as may be required by Provincial agencies and Conservation Authorities to manage post *development* storm water quantity and quality control. New *development* should not adversely affect surface water resources.

3.9.7 Year-Round Occupancy

Recreational uses may provide for seasonal occupancy as opposed to year-round occupancy. Mobile homes and travel trailers that are located within such parks are to be considered as temporary dwelling types as opposed to permanent dwelling types.

3.9.8 Accessory Residences

Accessory residences shall be limited to existing dwellings only. A mobile home may be permitted where an additional accessory dwelling is required due to the size and scale of the recreation use, subject to an amendment to the municipality implementing s Zoning By-law.

3.9.9 Off-Street Parking

Adequate off-street parking for recreational uses shall be provided. The implementing Zoning By-laws of the Lower-Tier Municipalities shall set forth appropriate parking requirements.

3.9.10 Site Plan Control

Site Plan Agreements pursuant to Section 41 of the *Planning Act*, shall be required for all new and/or expanded recreational use *developments*. A site plan of the proposed *development* must be submitted with any Official Plan Amendment request and such site plan shall provide the following information:

(a) The shape, topography, land elevations, soil and drainage characteristics, dimensions, area, and location of the property to be developed as well as the extent of adjacent property held for future recreational *development*;
(b) The location, height, dimensions, and use of all buildings and structures existing and/or proposed to be erected on the subject property;
(c) The existing use of all land and the location and use of all buildings and structures lying within a distance of 120 metres of the property to be developed for recreational purposes;
(d) All proposed open space, communal facilities, and recreational facilities that are to be provided;
(e) All public road access points and the internal roadway layout;
(f) Vehicle parking areas;
(g) Landscaping and buffering provisions;
(h) Information concerning the type and location of all servicing that is proposed for the *development*; and
(i) Provisions for the drainage of the subject property.

The County and/or Lower-tier Municipality shall require the submission of final grade plans for the purpose of dealing with drainage issues.

4 County and Municipal General Policies

Section 4 provides guidelines that apply across the County and support sustainable *development*. Appropriate and strategic policy direction is vital to assist the County in evaluating various competing and/or opposing planning interests. These policies should be read in conjunction with the objectives and policies contained in other sections of the Plan.

4.1 Economic Development

Perth County is a provincial and national leader in agricultural production and innovation. Agricultural activities have been, and continue to be, the dominant land-use in Perth County.

Manufacturing is an important pillar to the regional economy and at the same time, there is a transitioning from goods production to a service economy. Existing and emerging knowledge-based sectors such as professional, technical and scientific services, finance and insurance, real estate and rental leasing, health care, information technology and agri-businesses are expected to represent the fastest growing employment sectors in the County.

To respond to these economic conditions, this Plan establishes an appropriate settlement structure that accommodates evolving land needs related to economic activity, while balancing social, cultural and natural heritage goals, to encourage the creation of *complete communities*.

It is the policy of the County to:

(a) Plan for, protect and preserve employment areas for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs;

(b) Assemble and maintain an inventory of available commercial and industrial properties that can accommodate creative economy enterprises, and maintain a suitable range of sites for a diversified economic base;

(c) Protect agricultural land for *agricultural uses* in accordance with the policies in Section 3.5;

(d) Encourage opportunities for *on-farm diversified uses*;

(e) Promote the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimize land use conflicts in accordance with the policies in Section 3.5;

(f) Conserve *cultural heritage resources*, encourage the adaptive reuse of built heritage resources for retail/commercial uses, where appropriate, and support tours and activities centred on heritage places;

(g) Protect *mineral aggregate resources*, minerals and *petroleum resources* within the County in accordance with the policies of Section 3.6;
(h) Promote economic *development* initiatives and community investment-readiness;
(i) Encourage the *development* of interesting and accessible public places to generate activity and vitality;
(j) Encourage new development and redevelopment on greyfield and brownfield sites;
(k) Encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement;
(l) Support the preparation and implementation of a strategic plan for the delivery of economic *development* directions and actions in the County and Lower-Tier Municipalities;
(m) Support the efforts of Lower-Tier Municipalities and community leaders, including Business Improvement Areas, Chambers of Commerce, economic development committees, and community development corporations to promote economic development initiatives and community investment-readiness;
(n) Support the efforts of Lower-Tier Municipalities and arts and cultural groups to identify and encourage the use of public space for events and festivals; and,
(o) Encourage minimizing the negative environmental and economic impacts from a changing climate and consider the ecological benefits, including mitigation and adaptive capacity, provided by *natural heritage system*s.

4.1.1 Locations of Economic Activity

The Plan promotes economic activity throughout the County according to the policies of this Section. It is the policy of the County to:

(a) Focus new industrial and employment-related *development* in *settlement areas*.
(b) Invest in business retention and expansion programs to support the integrity and well-being of downtowns and local businesses. This includes the enhancement of heritage features, preservation of unique rural, small town character, and provision of a wide range of services and experiences.
(c) Invest in an adequate supply of serviced and designated lands appropriate for industrial, commercial and residential *development* and *redevelopment*.
(d) Permit *agricultural-related uses* and *on-farm diversified uses* on lands designated Agriculture on Schedule B to support the farming community and provide additional sources of economic activities and revenue in accordance with Section 3.5 of this Plan.
(e) Collaborate with Lower-Tier Municipalities and organizations to promote agricultural, agri-tourism and resource-based recreational and tourism uses in the County.

(f) Promote major commercial, retail and office employment use in the *Serviced Urban Areas* and encourage the creation of strong central business environments.

(g) Promote agricultural commercial and industrial uses in agricultural areas, where proximity to agriculture operations is necessary.

(h) Promote the expansion and development of transportation, internet and wireless technologies, electric vehicle charging stations, and telecommunications *infrastructure* to increase the locational advantage of existing and proposed business and employment uses.

(i) Support the long-term protection of employment areas within the County, which include employment areas in proximity to major goods movement facilities and corridors and along major transportation corridors including Highways 7 & 19, 8, and 23, for those uses that require those locations.

4.1.2 Tourism and Recreation

The policies of this Plan recognize the importance of tourism and recreation-based activities to the local economy by supporting and leveraging the long-term viability and growth of existing and future tourism resources and destinations in the County. The County offers a range of tourism assets and opportunities which should be enhanced, including *agricultural uses* and related tourism opportunities, natural amenity and recreational-based tourism uses, *cultural heritage resources*, parks, open spaces and trails.

It is the policy of the County to:

(a) Work with Lower-Tier Municipalities and organizations to promote agricultural, agri-tourism and resource-based recreational and tourism uses in the County;

(b) Encourage Lower-Tier Municipalities to undertake the preparation of Recreation Area Master Plans to promote and facilitate recreation-based tourism opportunities. Recreation Area Master Plans should be implemented by way of amendment to the County Official Plan, and will generally provide for:

  i. The promotion of resource-based recreation and tourism *development* which will accommodate appropriate accessory uses and activities, including recreation related residential *development*s and limited commercial *development*.

  ii. An appropriate servicing strategy to accommodate the proposed uses and in an environmentally and fiscally responsible manner.

(c) Encourage a range of tourism assets within the County's natural amenities while balancing the protection of the natural heritage and natural heritage features and mitigate potential impacts of increased tourism on such lands;

(d) Develop and expand tourism and recreational uses, in accordance with the Recreation policies of Section 3.9 of this Plan;

(e) The County and Lower-Tier Municipalities are encouraged to develop, improve and promote the provision of trails, to accommodate a variety of uses (e.g., walking/hiking, cycling, all-terrain vehicle, snowmobile, and equestrian), where appropriate on the lands within the 'Agriculture' designation; and,

(f) The County and Lower-Tier Municipalities will promote and develop linkages between tourism, recreation and the County's *cultural heritage resources* in accordance with the policies of Section 4.6 of this Plan.

4.2 Housing

To plan for social and economic resiliency, Perth County and the Lower-Tier Municipalities are taking measures to support and encourage *affordable housing options* for all residents.

Many complex macro-economic conditions and demographic trends have resulted in a housing crisis in Ontario. Strong intra-provincial migration from urban centres in Ontario to Perth County has impacted real estate values in the County. The predominance of single detached privately-owned homes in Perth County together with smaller family sizes means that many families are over-housed.

Perth County recognizes that the housing crisis disproportionately impacts low- and moderate-income households. This is impacting local businesses as employers are reporting that an inability to find housing for employees tops the list of business challenges.

Perth County is committed to collaborating amongst all levels of government, the *development* community, and the not-for-profit and private sector to provide for sufficient, diverse, safe, and affordable housing options, and to provide a policy framework for a stable residential housing market.

The intent of this Plan is to encourage the creation of a wide range of housing options for all members of the community. This includes *affordable housing*, accessible housing, supportive housing, and housing that can adapt to new needs of residents.

4.2.1 Housing Objectives

(a) To establish and monitor housing targets for the provision of housing that is affordable to a range of household incomes, and especially low- and moderate-income households;

(b) To permit a broad range of housing options in sufficient supply and variety in type, cost and ownership models, to meet the varying housing needs of the community;

(c) To support the *development* of attractive and healthy residential neighbourhoods;

(d) To support the integration of medium density and high-density housing into walkable areas of the Perth County *settlement areas*, particularly near central commercial areas, to create healthy, mixed use neighbourhoods;

(e) To facilitate residential *intensification* according to the policies in Section 2.3 of this Plan;

(f) To provide for high quality urban design standards;

(g) To recognize the role of existing housing and *additional residential units* in providing choices for a full range of housing, including market and *non-market affordable housing*.

4.2.2 Housing Affordability

In 2023, Perth County and its member municipalities engaged Watson and Associates to review and analyze current and future housing needs. The Housing Needs Assessment establishes projections for all income levels based on the definition that housing is affordable if it costs less than 30% of a household's before-tax income.

Table 4.1 below is based on the findings of the Perth County Housing Needs Assessment and provides the Regional Market Area housing targets for 2023 to 2033 for all income levels and by tenure (ownership/rental).

Table 4.1: Housing Affordability Forecast by Tenure, 2023 to 2033

Household Income	Home Ownership (Dwelling Cost)	Rent (Month)	Forecast Growth 2023 to 2033	
			Rental Dwellings	Ownership Dwellings
Under $20,000	Less than $60,000	Less than $500	90	10
$20,000 to 39,999	$60,000 to $125,000	$500 to $1000	380	60
$40,000 to $59,999	$125,000 to $185,000	$1,000 to $1500	280	60
$60,000 to $79,999	$185,000 to $245,000	$1500 to $2,000	180	70
$80,000 to $99,999	$245,000 to $310,000	$2000 to $2,500	100	80
$100,000 to $124,999	$310,000 to $385,000	$2,500 to $3125	50	80
$125,000 to $149,999	$385,000 to $460,000	$3,125 to $3,750	40	50
$150,000 to $199,999	$460,000 to $615,000	$3,750 to $5,000	50	420
$200,000 and over	Greater than $615,000	$5000 and higher	10	1170
		Total	**1200**	**2000**

Perth County and the Lower-Tier Municipalities will update the 'Housing Affordability Forecast by Tenure' every three years.

4.2.3 Affordable Housing Target

The County recognizes the importance of providing a range and mix of housing options and densities, including affordable housing, to meet projected needs of current and future residents. This Plan supports the provision of both affordable market housing and *non-market affordable housing* to meet the needs of residents.

In this regard, the County has an Affordable Housing target that requires an average of 20% of new residential *development* across all *Serviced Urban Areas* constitute affordable housing. This target includes both market and non-market housing developments and is to be measured County-wide. The County, in collaboration with lower-tier municipalities and the Service Manager, shall implement the housing target through the use of various planning tools (e.g. planning policy, development approvals, financial incentives, partnerships, community education, and monitoring). The City of Stratford Social Services Department is the provincially designated Consolidated Municipal Service Manager (CMSM or 'Service Manager') responsible for administering social services in Stratford, Perth County, and St. Marys. The County will work with the Service Manager to appropriately plan for a full range of housing options in Perth County, including affordable housing needs. The affordable housing target will be revisited at the time of each Official Plan update to ensure the target is appropriate.

4.2.3.1 Affordable Market Housing

It is the policy of the County to:

(a) Encourage Lower-Tier Municipalities to implement the Stratford, Perth County, and St. Marys 10 Year Housing and Homelessness Plan, as amended from time to time. Lower-Tier Municipalities are also encouraged to undertake more detailed housing strategies that outline opportunities to increase the supply of Affordable Market Housing in their municipality. Councils of Lower-Tier Municipalities are also encouraged to keep a housing inventory outlining the mix of housing by type and tenure to reinforce the County housing policies.

(b) Focus the *development* of affordable market housing within the *Serviced Urban Area* which offer residents easy access to existing services, facilities and *infrastructure*.

(c) Encourage, where feasible, the creation of purpose-built rental units as affordable market housing for low- and moderate-income households to address the identified rental need in Table 4.1.

(d) Encourage all new development proposing ground-related housing, including single-detached, semi-detached, and street townhouse dwellings, to include design options that provide purchasers the ability to have two residential units within the main building and/or an additional residential unit in an ancillary structure.

(e) Increase the supply of affordable housing by:

i. Updating local Zoning By-laws to permit *Additional Residential Units* in accordance with Section 4.2.5 of this Plan;
ii. Permitting increased residential densities and a full range of housing types, provision of adequate land supply, and through *redevelopment* and residential *intensification* opportunities;
iii. Providing *infrastructure* in a timely manner;
iv. Supporting the reduction of housing costs by streamlining the *development* approvals process, and waiving (in full or in part) fees to encourage the *development* of affordable market housing;
v. Promoting agreements with the public and private sectors to address the provision of affordable market housing through the draft plan of subdivision and condominium approval process;
vi. Considering innovative and alternative residential *development* standards that facilitate *affordable housing* and more compact urban forms; and
vii. Preparing a more detailed housing strategy that outlines annual housing targets, mixes of housing types, affordability thresholds and related data.

4.2.3.2 Non-Market Affordable Housing

This Plan supports the provision of *non-market affordable housing* to meet the needs of low- and moderate-income households unable to find housing through the private market.

Non-Market Affordable Housing means rental or for-sale housing provided for low- and moderate-income groups outside the private market. It is typically made affordable through public and/or non-profit ownership of housing units.

Lower-Tier Municipalities and/or the County may become directly involved in the supply of *affordable housing* through land acquisitions and/or *development*.

It is the policy for the County that:

(a) The County shall make decisions about new *development* that align with the Stratford, Perth County and St. Marys Housing and Homelessness Plan. The County will participate in updating the Stratford, Perth County and St. Marys Housing and Homelessness Plan every five years, so it is kept current with the housing needs of all residents throughout the jointly serviced area.
(b) Perth County and Lower-Tier Municipalities shall prioritize municipally owned land and properties, including those being considered for disposal or *redevelopment*, for the provision of *non-market affordable housing*, social (Rent Geared to Income) housing and/or supportive housing.

(c) The County and Lower-Tier Municipalities shall work with all levels of government, services providers, private sector and not-for-profit sector and Indigenous communities to provide *non-market affordable housing*, social housing, Rent-Geared-to-Income housing and/or supportive housing.

(d) The County and Lower-Tier Municipalities shall consider innovative and alternative residential *development* standards that facilitate *non-market affordable housing*, social housing, Rent-Geared-to-Income housing and/or supportive housing.

(e) Local Zoning By-laws shall permit the provision of *housing options* including but not limited to rooming houses, retirement residences, residential care facilities, group homes, and other long-term housing forms that serve the needs of single person households. These *housing options* may be considered in every *Settlement Area* zone where residential uses are permitted.

(f) Perth County and Lower-Tier Municipalities may create and implement a range of planning and regulatory incentives that encourage *affordable housing*. Such incentives may include but are not limited to:

i. Collaborating with community partners to foster the provision of *affordable housing* and community housing;
ii. Community Improvement Plans;
iii. Deferring or waiving *Development* Fees and Charges;
iv. Municipal land contributions;
v. Municipal tax incentives or rebates;
vi. Municipal grants or loans, and
vii. Promoting agreements with the public, private and not-for-profit sector to address the provision of *affordable housing* through the approval process.

4.2.4 Supportive Housing

The County and Lower-Tier Municipalities will work to improve social inclusion of residents of all ages, including seniors and other residents in need of supportive housing, subject to the policies of this Plan.

It is the policy of the County that:

(a) Lower-Tier Municipalities, the County, other agencies, providers and local groups work together to assess the extent of the need of supportive housing options to assist in identifying lands that are available for such uses.

(b) The County and Lower-Tier Municipalities are encouraged to collaborate with, and support where able, community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for supportive housing.

(c) Supportive housing, including a group home, hostel, temporary shelter, emergency shelter or other similar form of housing, is considered by the County to be compatible with adjacent residential uses.

(d) The provision of long-term care facilities that meet the needs of the community be encouraged. The *development* of age-friendly communities through the provision of a diverse range of housing, housing in close proximity to available community services and facilities, and universal design principles which support various levels of need and accessibility be supported and encouraged.

(e) The provision of housing for seniors to age-in-place be encouraged so that:

i. Individuals living in a non-healthcare environment will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and

ii. A mix of independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.

(f) Barrier-free environments be encouraged, and provided where possible, according to the requirements of the Ontario Building Code.

(g) The County and Lower-Tier Municipalities have regard for requirements of *Accessibility for Ontarians with Disabilities Act* and work with the County and local municipal Accessibility Committees where appropriate, to ensure ongoing adherence to the requirements of the *Accessibility for Ontarians with Disabilities Act*.

4.2.5 Additional Residential Units

'*Additional Residential Unit*' means a separate residential unit that is located within a detached, semi-detached, or rowhouse dwelling, or within a building or structure that is ancillary to a detached, semi-detached, or rowhouse dwelling.

Additional Residential Units are permitted according to the policies in this Section and the *Provincial Planning Statement* to provide a greater diversity of housing types and housing attainability. The combined total of the primary residential unit and *Additional Residential Units* shall not exceed three units on a lot.

When questions arise about determining which residential unit on a property is considered the principal unit, it shall be the unit that has the largest building envelope.

4.2.5.1 Additional Residential Units Within Settlement Areas

The following policies shall apply to *Additional Residential Units* within *Settlement Areas*:

(a) *Additional Residential Units* shall be permitted by the implementing Zoning By-laws in *Serviced Urban Areas*, where a detached, semi-detached, or rowhouse residential forms are permitted according to the following policies:

i. *Additional Residential Units* shall be permitted within both existing and new dwellings and ancillary buildings;

ii. A total maximum of two *Additional Residential Units* are permitted, with a maximum of two *Additional Residential Units* permitted in the principal dwelling, and a maximum of one *Additional Residential Unit* permitted in an accessory building.

iii. The preferred method of servicing an *Additional Residential Units* in the *Serviced Urban Area* is servicing *infrastructure* provided through the principal dwelling;

iv. In addition to the parking requirements for the principal residential dwelling, one parking space is required for each *Additional Residential Unit*.

v. *Additional Residential Units* shall be located outside of any natural hazards and in areas where access to the development can be demonstrated in accordance with provincial standards.

(b) *Additional Residential Units* may be considered by site specific Zoning By-law Amendments within the 'Village', Hamlet' and 'Urban Fringe' designations according to the following policies:

i. A total maximum of two *Additional Residential Units* are permitted on any residential property within a within the 'Village', Hamlet' and 'Urban Fringe' designation, with a maximum of two *Additional Residential Units* permitted in the principal dwelling, and a maximum of one *Additional Residential Unit* permitted in an accessory building.

ii. Where an *Additional Residential Unit* is proposed on a property with private or partial services, a well and septic report is required to determine if the existing services can support the *Additional Residential Unit*.

iii. Where an *Additional Residential Unit* is proposed on a property with a private septic system, a hydro-geological study prepared by a qualified professional may be required to determine if the lot size and soil type is able to accommodate an additional dwelling on private services;

iv. The *Additional Residential Unit* is required to share services with the principal dwelling.

v. The existing principal dwelling and lot are of sufficient size to accommodate the creation of *Additional Residential Unit*(s) and to provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas;
vi. In addition to the parking requirements for the principal residential dwelling, one parking space is required for each *Additional Residential Unit*.

4.2.5.2 Additional Residential Units on Lands Designated Agriculture

Where an *Additional Residential Unit* is proposed within the 'Agriculture' designation, the following policies shall apply:

(a) A total maximum of two Additional Residential Units are permitted within the Agriculture designation, with a maximum of two Additional Residential Units permitted in or attached to the principal dwelling, and a maximum of one Additional Residential Unit permitted in an accessory building.
(b) *Additional Residential Units* shall be permitted in the local Zoning By-laws where a residential use is permitted in any agricultural zone.
(c) Where an *Additional Residential Unit* is proposed on a property with private or partial services, a well and septic report is required to determine if the existing services can support the *Additional Residential Unit*.
(d) The lot must be appropriately sized and long-term servicing capacity will be able to support the *development*.
(e) *Additional Residential Unit*(s) shall not have a *negative impact* on the ability of surrounding livestock operations to expand.
(f) An *Additional Residential Unit* must satisfy MDS I requirements, or will not further reduce an existing insufficient MDS I setback.
(g) An *Additional Residential Unit* located in an ancillary structure must be of limited scale and located within, attached, or in close proximity to the principal dwelling or within the established residential area or farm cluster on the lot. The intent of this policy is to minimize the loss of agricultural land and impacts to the agricultural area.
(h) An *Additional Residential Unit* is required to share a driveway with the existing residence.
(i) An *Additional residential unit* shall not be severed from the lot containing the principal dwelling or converted into a separately transferrable unit through plan of condominium.
(j) Lots with Additional Residential Units in the Agricultural Designation may only be severed in accordance with Section 5.1.1.

(k) The local Zoning By-laws may provide *Additional Residential Unit* regulations which:
   i. Address compatibility with the main dwelling and surrounding land uses;
   ii. Regulate or prohibit business or commercial enterprises within the primary or *Additional Residential Unit*(s);
   iii. Establish requirements involving the lot size, and water and sewer/septic servicing requirements.

(l) *Additional residential unit*s shall be located outside of natural hazards and in areas where access to the development can be demonstrated in accordance with provincial standards.

4.2.5.3 Garden Suites

'Garden Suite' means a one-unit detached residential structure which contains bathroom and kitchen facilities, it is designed to be portable and is accessory to an existing residential structure. For the purposes of this Plan, Garden Suites are considered an *Additional Residential Unit* and are to be included in the overall maximum number of units permitted on a lot.

The following policies apply to existing Garden Suites:

(a) A Garden Suite may be permitted through a Temporary Use Zoning By-law Amendment according to Section 39.1(1) of the *Planning Act*, authorizing the garden suite for an initial period of up to 20 years, with further renewals of up to 3 years. The policies in Section 6.4.2 Temporary Use By-laws of this Plan shall apply.

(b) The lot must be sized appropriately to accommodate the water supply and sewage treatment for the Garden Suite. A hydro-geological study may be required for privately serviced lots.

(c) In the 'Agriculture' designation, a Garden Suite must be located in close proximity to the principal farm residence and farm cluster, and shall use the existing driveway for access.

(d) In the 'Agriculture' designation, a Garden Suite shall satisfy MDS I, or not further reduce an existing insufficient MDS I setback.

(e) The Lower-tier Municipality may require a written agreement with the owner(s) of the subject property to address the non-permanent aspects of a Garden Suite.

(f) Lower-Tier Municipalities may develop a process for converting units developed as Garden Suites to *Additional Residential Units*.

(g) Garden Suites shall be located outside of natural hazards and in areas where access to the development can be demonstrated in accordance with provincial standards.

4.2.6 Mobile Home Parks

There is one Mobile Home Park in Perth County located at 4076 Road 125 in Ellice Ward, Perth East. The Mobile Home Park policies are aimed to support residents by ensuring adequate services and amenities are provided.

Permitted uses within the 'Mobile Home Parks' designation include mobile and/or modular homes, as well as, recreational and community facilities to serve the residents of the Mobile Home Park. Specific definitions for the terms mobile home and modular home as well as zoning provisions shall be set out in local municipal Zoning By-law.

It is the policy of the County that:

(a) New *development* within the 'Mobile Home Park' designation shall be permitted in accordance with the policies of this Plan and the implementing Zoning By-law;

(b) Any property designated 'Mobile Home Park' shall be managed and maintained as a single unit by the mobile home park owner or its designated agent. The responsibility for management and maintenance of all utilities and services (roads, water supply, sewage disposal, storm water management facilities, hydro, lighting, snow removal, etc.) shall rest solely with the owner of the mobile home park. Neither the County nor the Lower-tier Municipality shall be under any obligation to assume ownership of or the responsibility for maintenance and/or provision of any of the utilities and services for the mobile home park;

(c) The division or severance of land designated 'Mobile Home Park' into smaller properties shall not be permitted under the policies of this Plan;

(d) Access must be available to a public road that is developed to acceptable municipal standards and which is maintained on a year-round basis;

(e) Access must not create nor generate conditions that are considered to be hazardous to traffic movement on the surrounding road network;

(f) Mobile Home Parks should be served by a minimum of two access points to a public road(s);

(g) Access to individual mobile/modular home sites shall be from an internal road network within the Mobile Home Parks;

(h) Direct access to an individual mobile/modular home site from a public road shall not be permitted;

(i) Where the expansion of an existing mobile home park within an area currently designated 'Mobile Home Park' is proposed, a Functional Servicing Report shall be required, evaluating servicing options and providing a design for the recommended services. The type of water and sewage service proposed must be to the satisfaction of the Lower-tier Municipality and the appropriate regulatory authority;

(j) Mobile home parks shall provide for year-round occupancy as opposed to seasonal occupancy. Mobile and/or modular homes that are located within the 'Mobile Home Park' designation is required to be permanent dwelling types and not temporary dwelling types;

(k) Owners of Mobile Home Parks should be required to provide adequate open space for recreational activities as a part of their *development*. A minimum of 5 percent of the gross area of the Mobile Home Park should be provided in a consolidated form for recreational purposes;

(l) Adequate off-street parking for residents of and visitors to mobile/modular home parks shall be provided; and,

(m) Lands designated 'Mobile Home Park' are subject to site plan control.

4.2.7 Tiny Homes

Populations are seeking alternative housing styles that can accommodate smaller family sizes, minimalist lifestyles, affordability pressures, and those looking to downsize. Tiny homes are recognized in certain parts of North America as filling a need in the current housing market.

To facilitate the *development* of Tiny Homes, Lower-Tier Municipalities may establish smaller minimum lot sizes or frontages along with design requirements. This will facilitate cohesive community design, where people's needs are easily accessible and convenient. All Tiny Home designs must meet the Ontario Building Code and Fire Code requirements for habitability.

4.2.8 Short Term Accommodation

The County recognizes the need to identify and have regard for short-term accommodations operated from private residences. These include bed and breakfast establishments, care homes, farm vacation homes, and dwellings rented for short term periods, but do not include motels or hotels. In some cases, short-term accommodations (rented less than 30 days at a time) are operated at a commercial scale similar to hospitality businesses.

The County acknowledges that short-term accommodations may present conflicts with neighbouring uses and could have long-term implications on the housing market. While there are recognized benefits to allowing these types of short-term uses, the County encourages Lower-Tier Municipalities to implement regulating protocols and By-laws to address any potential long-term concerns including, but not limited to, noise, property standards, and parking.

4.3 Community Services and Facilities

The County and Lower-Tier Municipalities will endeavour to provide adequate community services and facilities to meet the needs of the existing and future residents, businesses and visitors.

It is the policy of the County that:

(a) A wide-range of alternative educational opportunities will be encouraged to support life-long learning and skills *development*, including apprenticeship, co-operative learning and adult education.

(b) The provision of community *infrastructure* will be encouraged within larger *development* proposals, where practical and appropriate.

(c) The County will encourage Lower-Tier Municipalities, where practical and appropriate, to develop plans for the *development* and/or expansion of community-serving health care facilities.

(d) The County will encourage Lower-Tier Municipalities to develop plans for the *development* and/or expansion of local public libraries, where practical and appropriate, in order to provide important cultural and community resources for learning, research, and community activities.

(e) The County will encourage Lower-Tier Municipalities to support the co-location of community services and facilities in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

4.4 Parkland Requirements

Maintaining a variety of recreational opportunities is critical to maintaining healthy communities in the County and are a key community asset to encourage social connection. It is the goal of the County to ensure that sufficient parks and open space facilities are provided within the County to meet the leisure needs of present and future residents, businesses, as well as visitors to the County.

It is the policy of the County that:

(a) The County and Lower-Tier Municipalities will promote the provision of parks and open spaces in areas of the County that provide opportunities for active, passive and programmed community recreation and leisure, including pedestrian, cycling and trail linkages.

(b) The County will encourage Lower-Tier Municipalities, government agencies and non-governmental authorities to seek opportunities to create linked open spaces through the integration of:

i. *Natural heritage features and areas* in public ownership;
ii. Existing municipal rights-of-way;
iii. Established and proposed service and utility corridors;
iv. Existing park and open space lands;
v. Sidewalks, trails and pathways;
vi. Natural resource-based recreational opportunities;
vii. Linkages provided through the draft plan of subdivision approvals process;
viii. Agreements with private landowners;
ix. Retention or acquisition of access easements; and
x. Land acquisition.

(c) The County will assist Lower-Tier Municipalities in achieving the maximum benefit of the *Planning Act* with respect to parkland dedication or cash-in-lieu of parkland from *development*.

(d) Lower-Tier Municipalities shall assess the feasibility of acquiring new parks, improving existing parks and facilities and providing public parks to meet the needs of the community, as well as to address existing park deficiencies.

(e) The County will encourage appropriate recreational *development* in parks, open spaces, along natural features and other similar areas of the County that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the conservation and protection of open space and the natural heritage.

(f) The County will encourage Lower-Tier Municipalities to provide public spaces, parks and greenspaces where residents can meet, connect and congregate for social interaction. The County will encourage non-profit and private recreation *development* to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.

(g) Parks and open spaces shall provide lands that contribute to the greening and beautification of the County via both natural and planted materials and venues, and shall create unique identifiers and focal points for the community.

(h) The County and Lower-Tier Municipalities will actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend the County and local municipal trail systems.

(i) New *development* may be required to incorporate an *active transportation* trail, to provide pedestrian and cycling access routes between neighbourhoods, commercial areas, schools, public buildings, and major recreational facilities.

(j) The retention and expansion of parks and open spaces is of high priority and shall be encouraged subject to the land ownership, location, and existing conditions. Prior to acquiring new Parks, the property owner will be required to provide an Environmental Site Assessment, and may be required to submit a Province-acknowledged Record of Site Condition (RSC) to demonstrate that the lands are suitable for use as parkland and open space.

(k) The County and Lower-Tier Municipalities may work with private land owners to develop a linear park system along unused rail corridors and utility corridors.

(l) The County may establish design principles to accommodate parking at strategic locations along the linked open space system.

(m) The County and Lower-Tier Municipalities shall encourage residential, commercial, industrial, and institutional developers to connect with and provide opportunities to expand the trail system.

4.4.1 Parkland Dedication

The County of Perth has adopted the following Parkland Dedication policies to guide the acquisition of parkland and open space through the development process. The following Parkland Dedication policies apply to *development* in the County:

(a) All Lower-Tier Municipalities shall require the dedication of parkland, in accordance with the *Planning Act*, for all development, redevelopment, or Plan of Subdivision, and will aim to secure the maximum benefit permitted under the *Planning Act*.

(b) Parkland dedication does not apply to the creation of additional residential units nor to the creation of non-profit housing development, as defined by the Development Charges Act.

(c) Where land is to be developed for residential purposes, the County or Lower-Tier Municipalities may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:

  i. Five percent (5%) dedication of the gross area of the land proposed for *development*; and/or
  ii. Dedication at a rate of one hectare for each 600 net residential units proposed; and/or
  iii. Cash-in-lieu equivalent of one hectare for each 1000 net residential units proposed.

(d) Where land is to be developed or redeveloped for industrial or commercial purposes, the County or Lower-Tier Municipalities may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of two percent (2%) of the gross area of the land proposed for *development*.

(e) Where land proposed for development or redevelopment is to be used for any use other than residential, industrial or commercial purposes, the County and municipalities will require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of five percent (5%) of the gross area of the land proposed for *development*.

(f) Where land proposed for residential purposes includes the provision of affordable or attainable units, as defined by the Development Charges Act, the County and municipalities will require a reduced conveyance of parkland dedication as determined by the following calculation:

i. **5% x A/B:** 5 per cent (5%) of the gross area of the land proposed for development multiplied by the ratio of A to B, where:
    i. "A" is the number of residential units that are part of the development or redevelopment but are not affordable or attainable units; and
    ii. "B" is the number of residential units that are part of the development or redevelopment, including affordable and attainable units.

(g) Land for the purpose of parkland dedication land resources will only be accepted under the following circumstances:

i. The lands meet the park and open space classification and hierarchy standards and provision requirements of the Municipal Parks and Recreation Master Plan, where applicable;
ii. The land is generally flat, open, and are of a sufficient size and shape to support space for passive and active recreation purposes.
iii. The lands effectively support the *development* of park and open space-based facilities and amenities in accordance the policies of this Plan; and
iv. The lands are not identified as hazard lands, wetlands, significant woodlands, ravine lands, stormwater management ponds and related undevelopable lands.

(g) All land dedicated to the Lower-Tier Municipality will be conveyed in a physical condition satisfactory to the Lower-Tier Municipality, and will meet minimum standards in terms of drainage, grading and general condition. The lands will also be in full compliance in regards to any environmental hazards, contamination or related requirements.

(h) Where new *development* is proposed on a site, part of which has physical limitations or hazards, then such land will not necessarily be acceptable as part of the land dedication under the *Planning Act*.

(i) Municipalities may accept cash-in-lieu of the parkland dedication to be paid into a special account and used as specified in the *Planning Act*. The County and municipalities will consider cash-in-lieu of parkland dedication under the following circumstances:

i. Where the required land dedication fails to provide an area of suitable shape, size or location for *development* as public parkland to meet the intended park and open space requirements in accordance with the policies of this Plan;
ii. Where the required dedication of land would render the remainder of the site unsuitable or impractical for *development*;
iii. The area is well served with park and open space lands and no additional parks and open spaces are required; and/or
iv. Where the municipality is undertaking broader land acquisition strategies for larger parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.

(h) As a condition of *development* approval, a proponent may be required to provide a park facility design satisfactory to Lower-tier Municipality for any park within the *development*. The park facility design will have regard to all park standards and urban design policies in Section 4.8 of this Plan. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to *development* approval.

4.5 Natural and Human-Made Hazards

It is the intent of the County to protect life and property by directing development away from areas of natural and human-made hazards. New *development* should only take place in areas that are not susceptible to hazards which may represent a risk to health and/or safety or may pose constraints to *development*.

Development will be directed away from areas of natural hazards including flooding hazards, and lands subject to hazards due to steep slopes, unstable soils, sinkholes, wetlands and/or erosion hazards. *Development* of such areas may be considered provided that the risks of the existing or potential hazards are minor and can be mitigated in accordance with provincial standards.

Perth County acknowledges the impacts of a changing climate, and the present and future consequences from changes in weather patterns at local and regional levels include extreme weather events, including flooding, and increased climate variability.

4.5.1 Natural Hazards Objectives

(a) To protect life and property from the risks associated with natural hazards processes;
(b) To ensure that no new hazards are created and existing hazards are not aggravated by *development* and site alteration;

(c) To ensure that no adverse environmental impacts will result from *development* or site alteration in natural hazard areas.

(d) To direct development away from hazardous lands and hazardous sites

4.5.2 Conservation Authority Regulated Lands

Certain lands within the County are subject to the regulations made pursuant to the *Conservations Authorities Act* issued by the Province, which is implemented by the applicable Conservation Authority. These lands are shown on Appendix 2: Conservation Authority Regulated Lands and Watershed Boundaries. The limits of the Conservation Authority Notification Lands are provided by the applicable Conservation Authority and are revised from time to time. The mapping on Appendix 2 may be updated without an amendment to this Plan.

The Conservation Authority Regulated Lands represents a compilation of various information including wetlands, fully engineered floodplain mapping, estimated engineered floodplain mapping and erosion hazards. The extent of these areas and features are subject to adjustment as confirmed by site visits and studies. The applicable Conservation Authority should be consulted for details and the implementation of the regulation.

Development and site alteration on Conservation Authority Regulated Lands or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland will require permission or clearance from the Conservation Authority having jurisdiction, as required.

It is the policy of the County that:

(a) *Development* will be directed to areas outside of flooding hazards, erosion hazards, and hazardous lands adjacent to, rivers and streams. Appendix 2: Conservation Authority Regulated Lands and Watershed Boundaries identifies the location of these areas as mapped by the Upper Thames River Conservation Authority, the Ausable Bayfield Conservation Authority, the Maitland Valley Conservation Authority and the Grand River Conservation Authority respectively. The applicable Conservation Authority will be consulted at the time of a *development* application for more accurate flood risk and natural hazard mapping.

(b) A permit from the applicable Conservation Authority may be required for *development* and site alteration within or adjacent to hazardous lands before work can begin.

(c) The County and Lower-Tier Municipalities will support appropriate flood control management programs of the Province and the applicable Conservation Authority.

(d) *Development* and site alteration will not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flood hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and

(e) Development and site alteration will not be permitted in the floodway of a river or stream unless a Special Policy Area has been approved or it is permitted elsewhere in this Plan. In most parts of the County, a one-zone floodplain management concept applies and the floodway encompasses the entire floodplain. The applicable Conservation Authority shall determine whether a two-zone policy applies based on updated studies.

(f) Where a two-zone concept applies, development and site alterations will only be permitted in the flood-fringe portion of the floodplain if:

i. the hazards can be safely addressed, and the development and site alteration is carried
ii. out in accordance with established standards and procedures;
iii. new hazards are not created and existing hazards are not aggravated;
iv. no adverse environmental impacts will result;
v. essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
vi. the development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances; and,
vii. no reasonable alternative is available.

(g) The replacement of existing buildings or structures, or minor additions to existing buildings or structures, may be permitted on an existing lot of record in a floodplain or erosion hazard area subject to the policies of this Plan, and approval from the applicable Conservation Authority and/or Provincial ministry.

(h) Lot creation will be directed to areas outside of natural hazard areas.

(i) The following uses are prohibited from locating in hazardous lands including the floodplain, on lands that may be susceptible to a flooding hazard, or erosion hazard, or on hazardous sites:

i. Institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools;
ii. Essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and
iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

(i) Except as prohibited in Section 4.5.2 d) *development* and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

i. *Development* and site alteration are carried out in accordance with floodproofing standards, protection works standards, and *access standards*;
ii. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
iii. New hazards are not created and existing hazards are not aggravated; and
iv. No adverse environmental impacts will result.

(j) The stable top of the slope will be determined by a qualified geotechnical engineer, in consultation with the County and/or Lower-tier Municipality and the applicable Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.

(k) An engineering analysis or flood risk assessment according to Section 4.5.2.2 of this Plan may be required in order to determine the feasibility of proposed *development* adjacent to hazardous lands, in consultation with the applicable Conservation Authority. A minimum setback may be included in the implementing Zoning By-law.

4.5.2.1 Zoning

The implementing Zoning By-laws shall regulate *development* in hazard land areas by identifying lands mapped on Appendix 2: Conservation Authority Regulated Land and Watershed Boundaries and incorporating such measures as standard setbacks from municipal drains and natural watercourses. Special consideration may be given to agricultural-related buildings, to maintain the long-term viability of existing agricultural operations, without compromising the safety of such buildings or their occupants.

Lower-Tier Municipalities will enact zoning by-laws that impose appropriate setbacks from Natural Hazards based on the extent, severity, and type of potential hazard.

4.5.2.2 Study Requirements

Where *development* is proposed in or adjacent to Conservation Authority Regulated Lands as shown on Appendix 2, the proponent may be required to undertake, at their expense, the appropriate floodplain assessment (hydraulic and hydrologic modeling), hydro-geotechnical studies, field work, and mapping necessary to provide the technical information necessary to evaluate the proposal.

Where additional studies are required and are to be completed by the proponent of a *development* proposal, the terms of reference and the study must be approved by the Conservation Authority having jurisdiction.

Where engineered floodplain mapping has not been completed, proponents may be required to complete such mapping to the satisfaction of the Conservation Authority having jurisdiction prior to *development*. Such mapping will be completed at the proponent's expense.

4.5.3 Floodplain Designation

Policies for the 'Floodplain' designation shall apply to the areas shown as 'Floodplain' on Schedule B to this Official Plan. The Floodplain designation is located within *Serviced Urban Areas*, Villages, Hamlets and the Urban Fringe designations only and does not occur outside of *Settlement Areas*.

The areas designated 'Floodplain' on Schedule B are based on floodplain mapping is provided by the four Conservation Authorities Perth County resides within:

- Upper Thames River Conservation Authority (UTRCA)
- Ausable Bayfield Conservation Authority (ABCA)
- Maitland Valley Conservation Authority (MVCA)
- Grand River Conservation Authority (GRCA).

The mapping has been prepared to identify the extent of flooding under specific storm conditions (e.g. 1:100-year storm and Regional Storm).

The Conservation Authority watersheds are shown in Appendix 2: Conservation Authority Regulated Lands and Watershed Boundaries.

The Regulatory Flood Standards for the four Conservation Authorities in Perth County are:

- ABCA- Regional Storm (Hurricane Hazel)
- GRCA- Regional Storm (Hurricane Hazel)
- MVCA- Regional Storm (Hurricane Hazel)
- UTRCA- Regulatory Storm (1937 Observed Flood)

Where flood modelling is updated to identify floodway and *flood fringe* areas in the *Settlement Areas*, it is intended that this Plan will be amended for the purpose of designating such additional lands 'Floodplain'.

Where additional detailed flood line studies are required and are to be completed by the proponent of a *development* proposal, the terms of reference and the study must be approved by the respective Conservation Authority.

4.5.3.1 Floodplain Policies

The 'Floodplain' designation as established by this Plan shall apply to those lands and watercourses that make up the regulatory floodplain as identified, regulated, and implemented by the ABCA, GRCA, MVCA, and UTRCA.

4.5.3.2 Buildings and Structures within the Floodway

In accordance with Provincial Policy, new habitable buildings and structures shall not be constructed or erected in the *floodway* portion of the 'Floodplain' designation. Low-risk development activities, including the construction of small seasonal docks and non-habitable structures, are permitted and exempt from requiring permits from the appropriate conservation authority when they occur outside of wetlands and watercourses or follow best practices for municipal drain maintenance.

4.5.3.3 Fill

The placing or removal of fill of any kind, whether originating on the site or elsewhere, shall not be permitted in the 'Floodplain' designation unless it is first approved by the appropriate Conservation Authority in accordance with the applicable Fill, Construction, and Alteration to Waterway Regulation. These policies shall apply to all proposals for the establishment of mineral aggregate extraction operations in areas designated 'Floodplain'.

4.5.3.4 Flood and Erosion Control Works

Wherever any flood and/or erosion control works are undertaken which result in changes in the boundaries of the areas designated 'Floodplain' and/or its *floodway* and *flood fringe* components, such changes will be incorporated into this Plan through the Official Plan Amendment process except where such changes are considered to be 'minor adjustments' as permitted under Section 6.6 of this Plan.

4.5.3.5 Setbacks

Where the nature of the hazard and physical characteristics of the site warrant it, setbacks for buildings and structures from areas designated 'Floodplain' shall be required. The extent of such setbacks shall be determined in consultation with the appropriate Conservation Authority and will be implemented through the Lower-tier Municipality's implementing Zoning By-law, where appropriate.

4.5.3.6 Land Dedication for Parkland or Other Public Recreation Purposes

Where new *development* is proposed on a site, part or all of which is designated 'Floodplain' by this Plan, and the owner/developer is required to convey land for park or other public recreation purposes to a Lower-tier Municipality as part of the *development* approval process, it is a policy of this Plan that lands which are designated as 'Floodplain' shall not necessarily be acceptable as part of the land dedication requirement.

4.5.3.7 Woodlots and Forest Areas

The clearing of woodlots and forest areas in areas designated 'Floodplain' shall not be permitted with the exception of any clearing that may be permitted in accordance with the County of Perth Forest Conservation By-law.

4.5.3.8 Zoning By-law

The 'Floodplain' designation as shown on Schedule B shall also be identified as floodplain areas in the Lower-Tier Municipalities implementing Zoning By-law. The Zoning By-laws will establish permitted uses and regulations to implement this approach to floodplain management to ensure consistency with the 'Floodplain' policies as set forth in this Plan.

4.5.4 Wildland Fire Hazards

Certain lands may exist within the County that may be unsafe due to the presence of hazardous forest types for wildland fire. Where these lands exist, *development* will generally be directed away unless the risk may be appropriately mitigated.

It is the policy of the County that:

(a) *Development* will generally be directed to areas outside of lands that are unsafe for *development* due to the presence of hazardous forest types for wildland fire. Potential forest hazard classifications for wildland fire identified as high to extreme risk for wildland fire.

(b) *Development* may be permitted in lands with hazardous forest types for wildland fire where risk is mitigated in accordance with the wildland fire assessment and mitigation standards, as identified by the Province.

(c) In the absence of detailed municipal assessments, proponents of *development* applications will undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for wildland fire are present, measures should be identified as to how the risks will be mitigated.

(d) Environmentally appropriate mitigation measures will be promoted. Wildland fire mitigation measures which would result in *development* or site alteration will not be permitted in significant wildlife habitat unless it has been demonstrated that there will be no *negative impacts* on the natural features or *ecological functions*.

(e) In areas containing Hazardous Forest Types for Wildland Fire, forest management measures will be encouraged to reduce the material that would make a forest more susceptible to fire.

4.5.5 Human-Made Hazards

4.5.5.1 Waste Disposal Sites

The location of new waste disposal sites and the expansion of existing waste disposal sites will require an amendment to this Plan. *Development* within proximity to waste disposal sites will be carefully regulated to minimize land use conflicts and the potential for any adverse effects.

It is the policy of the County that:

(a) Closed and active waste disposal sites in the County are identified on Schedule B: West Perth; Schedule B: Perth East; Schedule B: North Perth; Schedule B: Perth South of this Plan.

(b) *Development* proposals within 500 metres of any active, closed or inactive waste disposal site will be accompanied by a study prepared by the proponent that satisfies the County and Lower-tier Municipality and the requirements of the Provincial guidelines related to land uses on or near landfills and dumps. The study will address concerns included but not limited to contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, landfill generated gases, and any mitigation measures required.

(c) Use of any closed waste disposal site will be in accordance with the Certificate of Approval. All waste disposal sites no longer in use will be *rehabilitated* to the standards required by the Province. No use will be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used, unless the approval of the Minister of the Environment, Conservation and Parks for the proposed use has been given.

(d) New waste disposal sites, or expansions to existing waste disposal sites, are not contemplated within the horizon of this Plan and will only be considered through an amendment to this Official Plan and in accordance with the requirements of the *Environmental Assessment Act*, the *Environmental Protection Act*, and any other applicable legislation and/or regulations.

(e) Wherever practical and feasible, methane or other greenhouse gas emissions from *waste management systems* will be captured and used as an alternative energy source for the County and its surrounding areas. Additional opportunities for other renewable energy systems or alternative energy systems undertakings on any of the waste disposal sites will be supported.

(f) Appropriate setback provisions will be established in the implementing Zoning By-law of the Lower-tier Municipality.

4.5.5.2 Petroleum Wells

Development within proximity to petroleum resource operations will be carefully regulated to minimize land use conflicts and the potential for any adverse effects. While no known petroleum wells have been identified at this time, the following policies would apply where future petroleum wells are identified.

It is the policy of the County that:

(a) Known petroleum wells will be identified on Appendix 1: Aggregate Resources and Petroleum Wells.

(b) New *development* will be set back 75 metres from existing petroleum wells and associated works, with this setback being equivalent to the required setback under *the Oil, Gas and Salt Resources Act* for new wells from existing *development*.

(c) Fracking shall not be considered a permitted use in any land use type.

(d) As a condition of approving *development* (*consent*s, plans of subdivision), the County and/or the Lower-tier Municipality will require that unplugged petroleum wells that are known or discovered on the lands during *development* will be properly plugged, capped, or otherwise made safe in accordance with Provincial requirements.

(e) New petroleum wells and associated works are generally prohibited from causing any surface or ecological disturbance to the natural heritage.

4.5.5.3 Potentially Contaminated Lands

Potentially contaminated lands represent a potential hazard to human health, ecological health and the natural heritage, but also represent opportunities for potential *redevelopment* and reintegration into the community if they are properly remediated to suit a new use of the site.

It is the policy of the County that:

(a) The County and Lower-Tier Municipalities will encourage remediation and the appropriate *redevelopment*, of contaminated sites, or land adjacent to known or potentially contaminated sites, in accordance with provincial regulations, procedures, and the policies of this Plan.

(b) For land with a historic use which may have resulted in site contamination or land adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) may be required as part of the *development* approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.

(c) The County and Lower-Tier Municipalities will encourage owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.

(d) *Development* may only be permitted on, abutting or adjacent to contaminated sites if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.

4.5.5.4 Environmental Procedures for Contaminated Lands

(a) For sites either known to be, or suspected of being, contaminated, the County will require that a Phase 2 ESA or Phase 1/2 ESA be undertaken by the applicant where known potential presence of contamination exists or a Phase 1 ESA indicates the potential presence of contamination. The Phase 2 ESA, undertaken in accordance with the *Environmental Protection Act*, will be expected to address the following:

i. Identify the nature and extent of soil or groundwater contamination or absence thereof;
ii. Determine potential risks to human health and safety as well as effects on ecological health and *natural heritage features and areas*;
iii. Demonstrate whether the site meets relevant Provincial standards for the proposed use;
iv. Where necessary as a result of a Phase 2 report, a Phase 3 remedial action plan should be undertaken and implemented to meet, at a minimum, the regulatory requirements of the Province, and where relevant, the Federal Government.

(b) As a condition of approval, the County will require that remediation, where necessary, is undertaken to the appropriate standards of the Province, as specified in the *Environmental Protection Act* and in its companion document Soil, Ground Water and Sediment Standards for use under the *Environmental Protection Act*, or according to any other regulatory requirements of the Province, as amended from time to time.

(c) Proposed *development* or *redevelopment* on *brownfield sites* or employment lands may require a completion of studies to determine whether there is any soil and/or groundwater contamination that would require remediation prior to allowing the *development* of a more sensitive land use. A 'Record of Site Condition' in accordance with the *Environmental Protection Act* and corresponding regulations may be required for a planning application. If a required 'Record of Site Condition' is not submitted with the planning application, a holding zone may be applied to the site to require the RSC before a building permit is issued.

(d) Where municipalities are deeded land for public highways, road widenings, parks, stormwater management, easements, or for any other purpose, the County and municipalities may require, and be duly satisfied, that such transfers are conditional upon the verification that the environmental condition of the property meets provincial legislation, regulations and guidelines. Where required by the County, municipalities, or by the Province, this may include the filing of a Record of Site Condition on the Environmental Site Registry by a Qualified Person as defined by legislation and regulation, and its acknowledgement by the Province.

(e) If an approval for Official Plan amendment and/or plan of subdivision/condominium is granted by the County, conditions of approval may be imposed for planning applications to verify suitable environmental site condition, to the satisfaction of the County, prior to the issuance of any Building Permits for the site. Such conditions include, but are not limited to, the following:

i. Conditions of site plan approval; or
ii. Holding provisions of the Zoning By-law.

4.5.5.5 Noise, Vibration, Odour, and Other Constraints

Managing noise, vibration and odour levels is important to ensuring the health and well-being of the County. In managing appropriate relationships between *sensitive land uses* and land uses that emit noise, vibration and/or odour, it is the policy of the County that:

(a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with the Provincial sound level criteria/guidelines.

(b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Provincial sound level criteria and/or guidelines.

(c) Only those new commercial or employment uses that can meet the Ministry of the Environment, Conservation and Parks' sound level criteria will be permitted.

(d) The *development* of new employment uses and *sensitive land uses* will apply the Provincial guidelines respecting separation distances between industrial uses and *sensitive land uses*.

(e) For any proposed *development* of a sensitive land use in proximity to a Provincial Highway, other highway, sewage treatment facility, waste management site, industry, aggregate extraction site, commercial facility, or other stationary or line source where noise and vibration may be generated, a noise and/or vibration study may be required to be submitted by a proponent. The study should be prepared by a qualified acoustical consultant in accordance with the appropriate provincial guidelines, to the satisfaction of the County and/or Lower-Tier Municipalities, and/or other jurisdiction prior to *development* approval. In determining the need for a noise and/or vibration study, the County and the Lower-Tier Municipalities may consider the scale of the *development* and the associated compatibility concerns. The recommendations of the approved noise and/or vibration report will be incorporated in the *development* agreement for implementation, as approved. Noise and/or vibration studies are generally required for new *development* proposed within the influence area of a stationary noise source. The influence areas are determined on a case-by-case basis depending on factors such as the type and scale of the stationary noise source and the intervening topography and land uses.

(f) Any proposed *development* in proximity to an active railway right-of-way will be subject to the policies in Section 4.7.4 of this Plan, with regard to the requirements for noise, compatibility, and vibration impact studies, as applicable.

(g) The County and/or Lower-Tier Municipalities will support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The County and/or Lower-Tier Municipalities will support agencies and firms in the *development* of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.

(h) *Development* proposals for uses that involve the storage or processing of hazardous substances or contaminated materials, including water, will demonstrate, to the satisfaction of the County and/or Lower-Tier Municipalities that they will comply with all relevant Provincial and/or Federal regulations.

4.6 Cultural Heritage

4.6.1 Cultural Heritage Objectives

Cultural heritage resources are an important component of the County's history and community identity It is the intent of this Plan that the County's significant built heritage resources and significant *cultural heritage landscape*s be identified, conserved and enhanced and that all new *development* occur in a manner that conserves the County's rich cultural heritage. The *cultural heritage resources* of the County include:

- Built heritage resources;
- Cultural heritage landscapes; and,
- Archaeological resources.

4.6.2 Built Heritage Resources and Cultural Heritage Landscapes

It is the policy of the County that:

(a) Significant built heritage resources and significant *cultural heritage landscape*s will be conserved.

(b) Lower-Tier Municipalities may utilize their authority under the *Ontario Heritage Act* to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or interest. Lower-Tier Municipalities may also prepare a conservation plan for municipally-owned protected heritage properties to address their on-going care and management of the protected heritage property.

(c) A heritage impact assessment by a qualified professional will be required whenever *cultural heritage resources* may be impacted by a proposed *development*. Such an assessment will include recommendations regarding mitigation measures on how impacted *cultural heritage resources* will be conserved.

(d) Lower-Tier Municipalities are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act* to advise and assist local municipal Councils on matters related to Parts IV and V of the *Ontario Heritage Act* and on cultural heritage matters. Local municipal councils are encouraged to seek the advice of the Municipal Heritage Committee.

(e) The Lower-Tier Municipalities shall establish and maintain a register of all properties designated under Part IV and Part V of the *Ontario Heritage Act*, including but not limited to:

i. *Cultural heritage resources* of interest to the County;
ii. *Cultural heritage resources* identified in provincial or federal inventories;
iii. Additional *cultural heritage resources* that the council of the Lower-Tier Municipalities believes to be of cultural heritage value or interest;

iv. Areas of archaeological potential, and archaeological and historical resources identified by the Province.

(f) The following buildings have been designated as being of historical importance:

i. The Hicks House on Ontario Road, Mitchell
ii. The dwelling at 38 Waterloo Street, Mitchell
iii. The dwelling at 90 St. Andrew Street, Mitchell
iv. The dwelling at 98 Huron Road, Mitchell
v. Meighen Homestead Pt. Lots 12 & 13, Con. 2 Blanshard Ward, Township of Perth South
vi. Prospect Place Pt. Lot 21, WMR Con. Blanshard Ward, Township of Perth South
vii. Grace Anglican Church 25 William St., Millbank, Mornington Ward, Township of Perth East
viii. Brocksden School Pt. Lots 33 & 34, Con. 2, North Easthope Ward, Township of Perth East
ix. Knox Presbyterian Church Pt. Lot 26, Con. 5, North Easthope Ward, Township of Perth East
x. Fryfogel Inn Pt. Lot 14, Con. 1, South Easthope Ward, Township of Perth East
xi. St. Patrick's Church Part of Lot 30, Concession 6 in the Ellice Ward, Township of Perth East
xii. Milverton Post Office 26 Main Street N., Milverton
xiii. Carnegie Library 27 Main Street, Milverton
xiv. Burns Presbyterian Church, 66 Main Street N., Milverton
xv. Residence 7 King Street, Milverton
xvi. Residence 42 William Street, Milverton
xvii. Carnegie Library, 260 Main St. W, Listowel Carnegie Library
xviii. PUC Building 580 Main Street W Listowel

(g) Where proposed *development* has the potential to impact *cultural heritage resources*, the affected built heritage resources, *cultural heritage landscape*s, and archaeological resources shall be conserved. *Development* that may have an impact should promote construction and features that are distinguishable from, while sensitive and complementary to, the existing built fabric and the overall streetscape attributes.

(h) *Development* and site alteration will not be permitted on adjacent (contiguous) lands to protected heritage properties except where proposed *development* and site alteration has been evaluated and it has been demonstrated that the *heritage attributes* of the protected property will be conserved.

(i) The County and Lower-Tier Municipalities must ensure adequate screening is undertaken for significant built heritage resources and significant *cultural heritage landscape*s, in alignment with Provincial Policy.

(j) Lower-Tier Municipalities are encouraged to include all licensed, private abandoned or legally closed cemeteries in their heritage property register.

(k) Lower-Tier Municipalities are encouraged to consider the designation of these cemeteries in order to retain them in their original condition and location.

4.6.3 Archaeological Resources

It is the policy of the County that:

(a) *Development* and site alteration will not be permitted on lands containing archeological resources or areas of archaeological potential unless archaeological resources that have been determined to have cultural heritage value or interest have been conserved.

(b) Archeological assessments carried out by consultant archaeologists licensed under the *Ontario Heritage Act*, will be required as a condition of any *development* proposal affecting areas containing a known archaeological site or considered an area of archaeological potential.

(c) Where an archaeological assessment(s) is required, the proponent should consult early with the applicable Indigenous communities with the closest cultural affiliation and in whose traditional territories the land is located prior to initiating the work in accordance with the Indigenous community's consultation protocol and archaeological standards, as applicable. In general, this should occur at pre-consultation or earlier and, to provide additional clarity, applies to Stage 1 to 4 archaeology assessments.

(d) Archaeological *assessment report*s prepared by licensed consultant archaeologists are to comply with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Province, the terms and conditions of an archaeological licence under the *Ontario Heritage Act*, and any applicable Indigenous communities archaeological standards.

(e) Areas of archaeological potential are determined through the use of provincial screening criteria, criteria developed by a licensed consultant archaeologist based on the known archaeological record for the municipality and its surrounding region, or by the applicable First Nation(s) archaeological standards. Such criteria may include a range of environmental, physiographic and historical features, information from local stakeholders and the effects of past land use.

(f) Where a Stage 3 and/or Stage 4 archaeological assessment is required, the proponent shall notify and consult with the applicable Indigenous communities with the closest cultural affiliation and in whose traditional territories the land is located prior to any onsite assessment work.

(g) The proponent shall provide the County with archaeological assessments reports, confirmation from the Province that the archaeological assessments have been filed into the Provincial Register, and, where applicable, confirmation from the applicable Indigenous communities that the archaeological assessment has been completed to their satisfaction.

(h) Lower-Tier Municipalities, in considering applications for shoreline or waterfront *development*, will ensure that *cultural heritage resources*, both on shore and in the water, within their jurisdiction are not adversely affected and may require an archaeological assessment (land and/or marine) and satisfactory measures to mitigate any *negative impacts* on significant cultural heritage.

(i) The County may consider undertaking the preparation and completion of a cultural heritage and/or archaeological management plan, in collaboration with Indigenous communities to assist in identifying sensitive cultural and archaeological areas including cemeteries and burials within the County, which is to include but not limited to:

i. Comprehensive mapping and inventories of significant built heritage resources;
ii. Significant *cultural heritage landscape*s, and areas of archaeological potential using both Provincial and Indigenous communities' criteria;
iii. Identification and evaluation of cultural heritage and archaeological resources using both Provincial and Indigenous communities' criteria;
iv. Strategies for conserving and enhancing these identified resources;
v. Programs to foster interpretation and promotion; and
vi. education and public participation in cultural heritage conservation.

(j) The interests of Indigenous communities will be addressed when identifying, conserving and managing cultural heritage and archaeological resources.

(k) An archaeological assessment by a licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed *development*. Consultation with appropriate government agencies, including the Province is required. The provisions of the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* must apply.

4.7 Transportation, Infrastructure and Servicing

Growth, *development* and the movement of goods and people is accomplished and serviced through a system of *infrastructure*, which include sidewalks, cycling routes, trails, roads, railways, municipal sewage and water services, stormwater facilities and *waste management systems*, utilities and telecommunications *infrastructure*, and transmission and distribution systems. These systems play an important role in defining the communities and areas within

the County and ensuring their sustainability. *Active transportation* such as municipal trails and cycling routes contribute to community health, efficient transportation systems ensure economic competitiveness, and servicing *infrastructure* requirements such as stormwater management increase environmental awareness.

The policies of this Plan strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and *infrastructure* so they are financially viable over their life cycle and meet current and projected needs. Prior to considering the *development* of new or expanding *infrastructure* and public service facilities, the use of existing *infrastructure* and public service facilities should be optimized; and opportunities for adaptive reuse should be considered, wherever feasible. Lower-Tier Municipalities are encouraged to consider municipally initiated studies to facilitate development in priority areas.

Further, it is not the intention of this Plan to duplicate application processes for transportation, infrastructure, or servicing. As such, it is not the intent of this Plan to duplicate any requirements with respect to an undertaking under the Canadian and/or Ontario Environmental Assessment Act, including Environmental Screening, Environmental Review and/or Individual Environmental Assessment requirements and Certificates of Approval.

4.7.1 Objectives

The County's objectives related to transportation, *infrastructure* and servicing are to:

(a) Promote the establishment of a comprehensive and efficient transportation system to move people and goods to support equity, social and health outcomes, and the economic *development* objectives of the County.
(b) Continue to provide a consistent road system within the County, and connecting to surrounding municipalities.
(c) Continue to promote, support and improve PC Connect public transit service.
(d) Develop *active transportation infrastructure* within new *development* and existing communities, thereby promoting healthy lifestyles, reducing dependency on automobiles and mitigating greenhouse gas emissions.
(e) Encourage Lower-Tier Municipalities to provide environmentally friendly sewage and water services which are fiscally viable over their life cycle.
(f) Optimize existing *infrastructure* and public facility use prior to the *development* of new *infrastructure*.
(g) Protect existing and planned *infrastructure* corridors, including those required for transportation, distribution, transit and energy transmission, to meet current and projected needs.

(h) Promote and encourage innovative stormwater management measures to support water quality maintenance and flood management.

(i) Support waste management initiatives which promote waste diversion, reuse and reductions in consumption of materials to minimize impacts on *natural heritage features and areas*.

(j) Promote robust and modern *infrastructure* for telecommunications and utilities which meet the requirements of the County and support growing businesses.

(k) Plan for *infrastructure*, electricity generation facilities and transmission distribution systems and public service facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning and available to meet current and project needs.

(l) Encourage energy efficiency and conservation to reduce impacts on air quality and the impacts of climate change.

(m) Support the coordination and efficient provision of *infrastructure* to accommodate growth in a fiscally and environmentally responsible manner.

4.7.2 Transportation System

Transportation systems provide a significant contribution to the creation of *complete communities* through accessibility to services, amenities and employment for residents, and through building local economies by allowing efficient movement of goods and people. Schedule C provides the location, classification and jurisdictional division of roads within the County.

The County provides for a range of local and higher-order systems and networks for the movement of goods and people, including roads, cycling routes and trails, and rail corridors. The Official Plan establishes a classification of roads which includes Provincial Highways, County Roads and Local Roads and plans for a transportation network that can accommodate current and future needs. This includes protection of major goods movement facilities and corridors and ensuring appropriate *development* in the vicinity of these corridors. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the County.

It is the policy of the County that:

(a) The County will undertake the preparation of a County-wide Transportation Master Plan to assess the implications of growth and establish a long-term plan for the provision of transportation systems, including *active transportation infrastructure*.

(b) The objectives and efforts for improving the County's transportation system will be coordinated with the 'Community Transportation – Perth County and Stratford' project to ensure alignment of key transportation and transit strategies.

(c) The County will coordinate with Lower-Tier Municipalities to ensure adequate transportation *infrastructure* is currently in place, or is proposed as part of a new *development*, prior to permitting any new *development* to proceed.

(d) The County will work with the Province and neighbouring counties to align transportation objectives to ensure there is an adequate network of transportation facilities and *infrastructure* available to serve the needs of existing and future *development* in the County and through the surrounding region.

(e) The County and Lower-Tier Municipalities will ensure that designated commercial areas are serviced by roads with appropriate traffic capacity and *active transportation infrastructure*.

(f) The County will undertake planning studies in consultation with relevant stakeholders to identify truck routes. Through the passing of by-laws, the County and Lower-Tier Municipalities may establish truck routes along County Roads, and other local roads, thereby avoiding local roads in residential neighbourhoods, in order to protect residents from noise and corridor emission pollutants. The County and Lower-Tier Municipalities will comply with the requirements of the *Public Transportation and Highway Improvement Act* while planning truck routes and consult with the Province while planning truck routes to assess any potential impacts on the Provincial Highway system.

(g) The County will encourage the protection of rail corridors for other linear uses should they become abandoned.

(h) The County will encourage the efficient use of existing and planned *infrastructure*, including the use of transportation demand management strategies, where feasible.

(i) The County supports the protection of major goods movement facilities and corridors for the long term, by ensuring that *development* proposed on *adjacent lands* is compatible and designed to avoid or mitigate *negative impacts* on and from the corridor and transportation facilities.

4.7.3 Road System

Roads have different characteristics, depending on the nature of the surrounding land use and the intended function that they serve. For instance, roads may differ greatly in their function, design, right-of-way widths and character throughout the County based on they road type and jurisdiction.

Provincial Highways and County Roads are identified on Schedule C. It is the policy of the County that:

(a) Where additional land is required for road widening and extensions, such land will be dedicated in the course of approving draft plans of subdivision or condominium, *consent*s or site plan agreements, without amendment to this Plan. The dedication of such land will consider the following:

i. The extent of the right-of-way that may be required as established in the policies of this Plan;

ii. Road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors such as topography, historic building locations, grade separation, channelization, existing *development* or other unique conditions make the dedication of equal widenings not feasible;

iii. The need to provide pedestrian, wheeled, and *active transportation infrastructure*, acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, sight triangles at intersections including intersections of road and a railway line, railway grade separations and/or any other traffic or road engineering consideration. The extent of the widening will be based on specific characteristics of the intersection and will be determined in accordance with accepted traffic engineering design criteria; and

iv. Other requirements as established by the County, and/or Lower-tier Municipality.

(b) Any proposals to widen, extend, realign, or improve roads and the right-of-way will consider natural heritage areas and their functions, *cultural heritage landscape*s and the attributes of adjacent land, including views created by the road. The County and/or Lower-tier Municipality may require that appropriate studies be undertaken prior to approval or endorsement of any proposals to widen, extend, realign or improve roads.

(c) The preservation and reuse of abandoned transportation corridors for purposes that maintain the corridor's continuous linear characteristics will be encouraged, whenever appropriate and feasible.

(d) The County supports more efficient use of the road network to improve the *active transportation* network, transit system and influence the built environment form to affect change in transportation mode choice. A land use pattern, density and mix of uses will be promoted, particularly within the *settlement areas* and along appropriate roadways within the County, thereby reducing the length and number of vehicle trips, complementing the increased level of *active transportation*.

(e) Safe and convenient pedestrian and *active transportation* interfaces with roads will be provided.

(f) Any modifications to existing bridges and culverts or structures that convey water should consider increasing conveyance capacity to account for the impacts of climate change, such as more frequent and severe floods.

(g) The impact of a *development* proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the County and/or Lower-tier Municipality and will generally include a traffic impact study. Only those *development* proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the County and/or Lower-tier Municipality will require, as a condition of *development* approval, that the proponent of the *development*:

i. Improve the transportation system to accommodate the proposed *development* to the satisfaction of the County and/or Lower-tier Municipality, without the County or Lower-tier Municipality incurring any costs;

ii. Make the necessary financial contributions for the required improvements; and/or

iii. Dedicate rights-of-way for the *development* of roads.

4.7.3.1 Provincial Highways

Highways 7, 8, and 23 are designated Provincial Highways in the County and are under the jurisdiction of the Province. Highway 23 runs approximately north-south through the length of the County, with Highway 8 bisecting the County, running approximately east-west through Shakespeare, Stratford, Sebringville and Mitchell. Highway 8 links the County with the Region of Waterloo to the east, with Highway 7 providing links towards London and Highway 401 to the south.

It is the policy of the County that:

(a) Any *development* which falls within MTO's permit control areas under the *Public Transportation and Highway Improvement Act* (PTHIA) will be subject to MTO's policies, standards and requirements. In addition to all applicable County requirements, all proposed *development* located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the PTHIA will also be subject to MTO approval.

(b) Where *development* is proposed in proximity to a Provincial Highway, Provincial Noise Assessment Criteria (NPC-300 Environmental Noise Guideline- Stationary and Transportation Sources) will be applied.

(c) *Development* proposed within the permit control area of the Provincial Highway may require an applicant to prepare a transportation impact assessment in accordance with the MTO's "General Guidelines for the Preparation of Traffic Impact Studies".

(d) Direct access to a Provincial Highway is only permitted provided that the proponent meets the Province's access management practices and principles and demonstrates to the satisfaction of the County, Lower-tier Municipality, and the Province that direct access is appropriate, considering the settlement structure and land use policies of this Plan and the following:

i. The location of proposed access with respect to sight lines, topography and the geometric design of the highway; and

ii. The effect of turning movements on through traffic taking into consideration the volume of traffic generated by the proposed land use, other existing direct accesses onto the highway within the immediate vicinity and the need for turning, acceleration and/or deceleration lanes.

(e) Where new *development* is abutting a Provincial Highway and a County or local municipal road, the *development* is encouraged to gain access first from the local municipal road wherever practical, followed by the consideration of the County Road and then the Provincial Highway, where possible.

(f) Minimum right-of-way road widths for Provincial Highways will be determined by the Province.

4.7.3.2 County Roads

County Roads serve both an arterial and collector function and are identified as such on Schedule C. These roads provide connections between the Provincial Highways and access to many of the County's smaller communities.

It is the policy of the County that:

(a) The *development* of new roads in the County shall generally occur through the plan of subdivision process.

(b) All new *development* in the County must front on and have access to a public road which is maintained on a year-round basis.

(c) Direct access to County Roads from abutting properties is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road. Access to a County Road will require the approval of an entrance permit in accordance with the County's application procedures.

(d) Existing County Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the County.

(e) County Road access points will be designed to the satisfaction of the County and be in locations that will not create a hazard due to impaired line of sight, or any other safety, transportation or land use planning consideration.

(f) The impact on County Roads and the determination of suitable access points will be assessed through the consideration of *settlement area* expansions and growth allocations, and in accordance with Section 2.7.

(g) The following minimum right-of-way road widths for County Roads should be 30 metres, where possible.

(h) The County may require a Traffic Impact Study (TIS), which assesses the potential effects of travel demand generated by a proposed *development* on the transportation system and identifies improvement measures to mitigate anticipated impacts. The requirement to complete a TIS shall be assessed on the following criteria:

i. Trip Generation of the proposed *development*;
ii. Location of the subject lands; and
iii. Operational or safety concerns on the road network.

4.7.3.3 Local Roads

Local Roads are the roadways under the jurisdiction of the Lower-Tier Municipalities within the County. Most of the roads in the County fall within this classification and they are identified as local roads on Schedule B. Local roads are generally intended to provide access to abutting properties. They generally carry low volumes of traffic and most of the traffic will have either an origin or destination along the road. Ideally, local roads should have a minimum right-of-way width of 20 metres. Specific requirements for local municipal roads under the jurisdiction of the Lower-Tier Municipalities will be established by the Lower-tier Municipality.

4.7.4 Railway Lines

The County benefits from existing connections by rail, including VIA Rail stations at Stratford and St. Marys, which provide links to Kitchener, London, and the extended VIA Rail network. The County supports the continuation of safe and efficient *rail facilities* and rail network within the County. New *development* should be designed, buffered, and/or separated to ensure protection from *rail facilities*. *Development* adjacent to *rail facilities* will be carefully controlled through design, use of buffers / setbacks and screening to eliminate land use conflicts and human-made hazards to ensure the safe and continued operation of the rail line.

There are two railways within Perth County: the CN Line through Perth East and Perth South (New Hamburg – Stratford – St. Marys corridor) and the Goderich-Exeter Rail line through Perth South and West Perth (Stratford – Sebringville – Mitchell – Dublin corridor). At the time of writing this Official Plan these railways are classified as:

- CN Line: Principal Main Line
- Goderich-Exeter Rail Line: Principal Branch Line

It is the policy of the County that:

(a) The County will encourage economic *development* and future public transit opportunities associated with the rail transportation system.

(b) Planning for uses in the vicinity of *rail facilities* shall not conflict with their long-term operation nor the economic role of the corridor.

(c) *Sensitive land uses* shall not be encouraged adjacent to or in proximity to rail facilities.

(d) Proponents of *development* within 300 metres of an active railway right-of-way are encouraged to consult early with the appropriate railway company prior to filing formal *development* applications.

(e) Proposed residential *development* and other sensitive uses within 300 metres of an active railway right-of-way will be supported by noise and vibration impact studies demonstrating their compatibility and / or proposed mitigation measure to the satisfaction of the County and/or Lower-tier Municipality, and in consultation with the appropriate railway company. For greater clarity, this area of influence can be reduced based on the individual railway classification, as amended, and in accordance with The Federation of Canadian Municipalities Guidelines for New *Development* in Proximity to Railway Operations. In Perth County, the following areas of influence will apply to existing railways based on current classifications:

- Principal Main Line: 300 metres
- Principal Branch Line: 150 metres

(f) Any proposed new *development* within 75 metres of an active railway right-of-way will be supported by a noise and vibration impact study, completed to the satisfaction of the County and/or Lower-tier Municipality, in consultation with the appropriate railway company.

(g) For *development* adjacent to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences may be required to the satisfaction of the County and/or Lower-tier Municipality in consultation with the appropriate railway company.

(h) All proposed residential developments or other sensitive uses located adjacent to railway right of way or within the area of influence shall implement the applicable warning clauses provided by the appropriate railway operator.

(i) The County supports the reuse of abandoned rail corridors for potential trail systems and cycling routes.

4.7.5 Municipal Airports and Airstrips

The Stratford Municipal Airport, located in the Township of Perth East, is the only airport within the County of Perth. The airport is licensed by the Federal Government and as such, the essential operations for the functioning of an airport are permitted in accordance with Federal regulation which includes those areas designated Airport and used for airport-related uses. Federal zoning applies to the airport, imposing height limitations on buildings and structures in the surrounding areas. Airports must be appropriately designed, buffered and/or separated to prevent adverse effects from noise.

It is the policy of the County that:

(a) The Stratford Municipal Airport is federally licensed and therefore any *development* on the airport lands that is an airport-related use will not require an amendment to this Plan. Airport-related uses include: airport-related commercial and industrial (e.g. aircraft sales and service manufacturing, maintenance, shipping, and storage), research establishments, commercial flight schools including associated temporary accommodation, business offices, and small-scale accessory uses.

(b) All activities at the site of the Stratford Municipal Airport which are not essential operations for the functioning of an airport must comply with the applicable policies of this Official Plan and the provisions of the Lower-tier Municipality's implementing Zoning By-law.

(c) All proposals for new buildings and structures within the federally-regulated area, as identified in Perth East's Zoning By-law, will only be permitted if they meet the required height restrictions.

(d) New residential *development* and other *sensitive land uses* will not be permitted in areas subject to Noise Exposure Forecast (NEF) / Noise Protection Forecast (NEP) levels above 30 NEF/NEP.

(e) *Redevelopment* of existing residential uses and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the airport.

(f) New *development* in areas below 30 NEF/NEP, but in close proximity to airports may be required to address noise and vibration and/or land use compatibility as established in this Plan.

(g) New *development* permitted within the airport lands and other areas above the 30 NEF/NEP may be subject to a noise analysis to identify noise reduction features and other mitigation measures in accordance with the policies and guidelines of Transport Canada Aviation.

4.7.6 Active Transportation

Active transportation promotes active lifestyles, improved accessibility, mitigates greenhouse gas emissions, reduces traffic congestion, air pollution, travel costs, and improves social connections and supports local retailers.

New *development* in Perth County should incorporate *active transportation infrastructure*.

This includes the design of new *development* to facilitate *active transportation* options, linking residential and commercial areas with open space and walkways, connecting to existing transit, trails, installing sidewalks, and ensuring communities are walkable and accessible for all.

It is the policy of the County that:

(a) New *development* within the *Serviced Urban Areas* will facilitate *active transportation* through compact *development* forms, and connectivity to existing networks such as sidewalks, parks and trails.

(b) The siting of new public buildings shall be in locations that encourage and support *active transportation*.

(c) Subdivision designs shall include suitable open space areas and incorporate walkways and space for active living.

(d) Residential and commercial areas will be linked by *active transportation* networks.

(e) The *development* of recreational facilities, open space areas, and trail systems support the recreational requirements and healthy lifestyle needs of Perth County residents.

(f) The County will consult and work cooperatively with the Lower-Tier Municipalities to ensure that the County-wide network is contiguous with local *active transportation* networks.

(g) The County and Lower-Tier Municipalities will work towards providing safe bicycle and pedestrian paths, both along the roadway or separated from the roadway, on existing roads, including during all reconstruction projects, proposed roads, on abandoned transportation corridors, on trail dedications or easements, and connecting parks and open spaces.

(h) The County and Lower-Tier Municipalities will encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at multi-residential buildings, places of employment and community *infrastructure*, facilities, and cultural and shopping locations

(i) The County, Lower-Tier Municipalities and partners will pursue funding from other levels of government and the private sector to implement the *active transportation* and trail routes in the County, and have a lead role in public outreach and in promoting the benefits of *active transportation*.

(j) *Active transportation* planning will be integrated with transportation network planning. Budgeting and timing considerations for *active transportation* projects will be incorporated into planning for road construction and reconstruction projects.

4.7.6.1 Municipal and Community Trails

To determine opportunities and priorities for enhancing existing trail systems, the County may develop a Trails System Plan in consultation with the Lower-Tier Municipalities, Conservation Authorities, and the community. The Trails System Plan's objectives will include the *development* of connections to create an overall *active transportation* system integrated with the County's wider transportation system, connecting *settlement areas*, community facilities, open space areas, schools, recreational areas, tourist attractions and parks.

It is the policy of the County to:

(a) Promote safe, accessible, well-designed trail systems for recreational and utilitarian purposes. Trail systems will be connected with natural assets including watercourses, parks, and natural features where possible.

(b) Develop trail systems to be feasible in terms of the costs and benefits associated with the route selection, with consideration given to operating a trail system maintenance program where applicable. Healthy lifestyles, sustainability, and the quality of neighbourhood character will be taken into consideration.

(c) Support the use of inactive rail corridors as multi-use trails where feasible and appropriate.

4.7.7 Energy Efficiency and Climate Resiliency

Energy efficiency and climate resiliency are key components of sustainable growth and *development*. To increase the resiliency of our communities to the impacts of a changing climate, energy use should be managed by employing renewable energy systems, creating sustainable *development* patterns, constructing energy efficient buildings or retrofitting existing buildings, and incorporating *infrastructure* such as electric vehicle chargers and heat pumps. Other measures to encourage include using natural *infrastructure* to reduce the impacts of more extreme weather events such as wind and hail, intense precipitation, and extreme heat days are essential in creating resilient communities in Perth County.

It is the policy of the County that:

(a) The County will develop and implement the recommendations of climate change plans, including, but not limited to the Creating a Healthy Environment: Greenhouse Gas Reduction Plan adopted in August 2021.

(b) *Development* proposals should seek to reduce energy costs for end-users through the use of energy efficient designs and construction practices. Consideration should be given to use of compact urban forms, a mix of land uses, road and lot layouts, the use of *active transportation* and transit-supportive *development*, building siting, and opportunities for energy efficient design practices, such as passive solar heating. Building systems such as energy efficient lighting and heating systems should be considered.

(c) *Redevelopment* and retrofitting of existing buildings should explore opportunities for using energy efficient systems and use of materials where possible, such as highly insulated windows and doors, energy efficient lighting, and active solar heating.

(d) In both new *development* and *redevelopment*, innovative building designs and construction techniques that conserve energy and lead to a reduction of energy consumption will be encouraged. Utilizing ecological services such as planting native trees and shrubs to shade and protect from wind encourages efficiencies of cooling and heating systems. The County will promote the use of low impact *development* technologies when considering *development* and *redevelopment* proposals.

(e) Business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies is encouraged.

(f) The County and Lower-Tier Municipalities will contribute to and promote a culture of conservation among all sectors and land uses. This will be reflected in County and local municipal decision-making and operations.

(g) The County will develop a cost-share program to incentivize stewardship efforts on private lands in the County.

(h) The County supports government programs and encourages industries to substantially reduce the production of chemical products known to have *negative impacts* on air quality.

(i) The County and Lower-Tier Municipalities will undertake tree planting, landscaping, and naturalization initiatives on municipal property and road right-of-ways to improve air quality, native species habitat, and reduce the heat island effect.

(j) Upgrades to municipal *infrastructure* will model for the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.

4.7.7.1 Energy Conservation, Renewable Energy Supply, and Energy Storage

Based on the current legislative requirements, the *Planning Act* applies to all renewable energy undertakings. The province also recommends that opportunities be provided for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems and alternative energy systems, to accommodate current and projected needs.

It is the policy of the County that:

(a) The County of Perth supports the creation of renewable energy systems and alternative energy systems. Permitted energy systems include energy sources that are renewed by a natural process or are energy conversions that reduce harmful emissions and include water, biomass, biogas, biofuel, solar energy, and geothermal energy.

(b) Wind energy systems (i.e. wind turbines) will only be permitted for personal use as a *on-farm diversified use* within the Agricultural designation. Large-scale wind energy systems are not permitted.

(c) Lower-Tier Municipalities will work with the County and other agencies to explore and promote the use of sustainable energy sources to accommodate the current and future energy requirements of the County.

(d) Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

(e) New or expanded alternative or renewable energy systems shall be designed and constructed in a manner which reduces 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.

(f) New proposed renewable energy systems shall be planned and developed to:

   a. Avoid, or if avoidance is not possible, minimize and mitigate potential adverse effects from odour, noise, and other contaminants;
   b. Minimize risks to public health and safety; and
   c. Ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

4.7.8 Water and Sewage Systems

Most properties outside Serviced Urban Areas are served by individual wells and septic systems, however there is municipal water supply available in Molesworth, St. Pauls and Sebringville.

It is the policy of the County that:

(a) Municipal water and sewage services is in the jurisdiction of the Lower-Tier Municipalities.

(b) Municipal water and sewage services support protection of the environment and minimize potential risks to human health and safety. Serviced Urban Areas will be the focus of *intensification* and *redevelopment*, in order to optimize municipal investments, protect groundwater resources and ensure drinking water quality.

(c) The County encourages new development to proceed where municipal water and sewage services are available or planned.

(d) The County encourages new development to consider the maximum build out potential of development (e.g. intensification through additional residential units) to accommodate future intensification.

(e) Where new private wells are being proposed, the proponent is required to demonstrate that there is sufficient water quality and quantity to serve the proposed development without impairing the supply to any existing development.

(f) Lower-Tier Municipalities shall establish minimum lot area requirements in their Zoning By-laws to ensure on-site sewage systems can be accommodated.

4.7.8.1 Municipal Water and Sewage Services

It is the policy of the County that:

(a) Full municipal water and sewage services are the preferred form of servicing for all *development*. *Intensification* and *redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* will be required.

(b) Infilling of vacant areas which are already provided with full municipal services is encouraged, and will be a criterion when evaluating proposed plans of subdivision and *consent*s, with respect to the extension of services, utilities or the associated construction.

(c) Prior to the approval of *development* applications, the Lower-tier Municipality must confirm the provision of the required servicing capacity and that an appropriate servicing agreement is in place to ensure that such capacity will be available within a reasonable timeframe. Such an agreement will be executed once the Environmental Assessment process has been completed, where applicable. Provincial guidelines will be used when determining the remaining uncommitted reserve water system capacity and reserve sewage system capacity.

(d) Lower-Tier Municipalities are encouraged to prepare comprehensive master servicing plans for the planning, expansion and on-going operation of sewage treatment and water treatment facilities, pumping stations, force mains and trunk distribution and collection systems.

(e) The County and Lower-Tier Municipalities will promote the use of green *infrastructure* to complement conventional *infrastructure*.

(f) The County and Lower-Tier Municipalities will encourage monitoring and proper maintenance of private sewage treatment systems to protect water resources and natural heritage features and areas.

4.7.8.2 Private Water and Sewage Services

It is the policy of the County that:

(a) Where municipal water services and municipal sewage services are not available, planned or feasible, the use of private communal sewage services and private communal water services may be permitted.

(b) Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be permitted, provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.

(c) Where private communal sewage services, individual on-site sewage services and individual on-site water services are considered, the following criteria apply:

i. A water and sewage master plan is in place to guide future *development* and servicing considerations throughout the municipality;

ii. The proposed *development* of the lands will not preclude the ultimate expansion of municipal water and sewage systems to service the lands.

(d) Owners of *individual on-site sewage services* are encouraged to protect ground water and surface water resources through proper maintenance.

(e) New lot creation or the establishment of multi-unit residential buildings will be supported by hydrogeological studies completed in accordance with the provincial 'D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment' guidelines for development on private services. Where *development* is proposed to be serviced with private septic systems, the required lot area will be determined by soil suitability and the recommendations of the hydrogeological studies.

(f) The installation of septic systems is subject to the approval of the appropriate authority. New *development* proposed on *individual on-site sewage services* will ensure that the minimum required setbacks from a shoreline or watercourse are maintained.

(g) The municipal Building Departments are responsible for the approval of all new septic systems. A servicing report may be required to support planning applications to identify the most appropriate form of servicing to ensure environmental protection.

(h) Holding tanks will not be permitted for new *development*. Holding tanks will only be permitted for existing *development* where the respective municipal Building Department is satisfied that there is no other alternative to solving a deficiency with an existing septic system.

4.7.8.3 Stormwater Management

The topography of the County is very flat and is drained by an extensive network of inland watercourses and municipal and private drains. It is the policy of the County that:

(a) Stormwater management will be required for all *development* in the County to ensure that runoff is controlled such that *development* does not increase peak flows to any greater extent than pre-*development* runoff in watercourses that impact on downstream flooding and to also institute runoff control to prevent the accelerated enrichment of watercourses from pollutants. Stormwater management design shall ensure the protection of water resources and support climate resiliency. Stormwater management design may be required for the review and approval of the Conservation Authority having jurisdiction to ensure there are no downstream flooding, erosion or other natural hazard concerns.

(b) Prior to *development* approval of subdivisions or applications involving significant lot creation and/or *development*, the County will require the preparation and approval of a stormwater management plan, which either implements the management concept of the Sub-watershed Study, if prepared, or is acceptable to the County, applicable Conservation Authority and the Province, and is completed in accordance with guidelines of the appropriate Conservation Authority and the current Provincial Stormwater Planning and Design Manual.

(c) The Province will be consulted in relation to stormwater management plans and facilities in proximity to Provincial Highways. The Province requires the submission of a Stormwater Management Report, where applicable, for their review and approval, to ensure that stormwater runoff from any proposed *development* does not affect the Provincial highway drainage system or right-of-way. The County will require developers to undertake stormwater management pursuant to current legislation in order to address these issues. The Lower-Tier Municipalities will also incorporate these requirements into the applicable Zoning By-law and the *development* agreements. Stormwater management facilities will be owned, operated and maintained by the Lower-tier Municipality into perpetuity.

(d) Stormwater management facilities shall not be permitted within areas designated as Natural Heritage or Provincially Significant Wetland.

(e) New *development* shall not have a *negative impact* on the drainage of adjacent land.

(f) Stormwater management facilities will be designed to manage stormwater quality and quantity, at an appropriate level, as defined by the most current Province's Stormwater Planning and Design Manual, in consultation with the applicable Conservation Authority, and the statutory approval for the stormwater works being proposed. The integration of natural vegetative features adjacent to and within new facilities will be encouraged where appropriate, and the naturalization of the periphery of the existing stormwater management facilities is encouraged.

(g) In reviewing individual *development* applications, the County will, where applicable, require developers to utilize appropriate stormwater management techniques to minimize erosion and siltation of watercourses and open drains and to not adversely affect upstream or downstream property owners.

(h) The County will encourage the preparation of stormwater management plans on a watershed or sub watershed basis.

(i) Prior to *development* approval, the proponent will consider, where appropriate, enhancing the vegetation, wildlife habitats and corridors in and along the stormwater management system and the receiving watercourses.

(j) Prior to *development* approval, the proponent will provide, where appropriate, public access to and along the stormwater management system and the receiving watercourse where such areas can be used to form part of a natural trail or open space system, enhance community aesthetics, and where possible, be utilized as community amenity space in order to avoid having areas that are closed off, remote, inaccessible, or may pose safety hazards. Roads and sidewalks within the study area will be required to provide access to these natural areas. The use of dry ponds which can be located adjacent to parkland for the purpose of maximizing the space available for public use is encouraged. Wet ponds are encouraged to be incorporated into subdivision design as aesthetic features of the community.

(k) In order to ensure that the size, configuration and grade of the land surrounding the facility can be efficiently programmed as a component of a trail or open space system, it may be necessary to prepare a landscape design prior to *development* approval.

(l) Areas required for stormwater management will not be considered toward the parkland dedication. However, the *development* of these areas into parkland facilities, such as the provision of trails, may be considered as an alternative to a portion of cash-in-lieu of parkland contribution. The provision of additional land to facilitate the use of these areas as parkland may also be considered.

(m) The County will ensure that the design of stormwater management facilities considers long-term maintenance and safety requirements.

(n) Stormwater management facilities should be directed to areas outside of natural hazards.

(o) Planning for stormwater management shall:

i. be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;

ii. minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

iii. mitigate risks to human health, safety, property and the environment;

iv. promote best practices, including stormwater attenuation and re-use, and water conservation and efficiency, and *low impact development*; and

v. align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.

4.7.9 Waste Management

Waste management practices should seek to divert as much waste as possible from waste disposal sites. Incorporating the "3 Rs" – reduce, reuse and recycle - into daily routines means reducing and reusing material and packaging wherever possible. Where materials cannot be reused, they should be recycled.

Section 4.5.5.1 should be referred to for policies on the location of new waste disposal sites, the expansion of existing waste disposal sites and for *development* within proximity to waste disposal site.

It is the policy of the County that:

(a) The County supports waste reduction as the best response to managing waste and will encourage all reasonable efforts to reduce and eliminate the production of unnecessary waste.

(b) Lower-Tier Municipalities will monitor the rates of future *development* and solid waste generation to ensure the continuing adequacy of municipal landfill sites.

(c) The County and Lower-Tier Municipalities support Provincial initiatives to reduce waste through a diversion action plan, and may initiate their own diversion action plan(s), or similar. Waste management may include *development* of waste management facilities including recycling centres and waste transfer stations.

(d) In addition to waste diversion, the County encourages strategies that would reduce potential waste (e.g. packaging and promotional flyers) from being produced. The County supports a greater emphasis on maximizing value from waste and working towards a circular economy in which materials are reused or recycled into new products. The reduction, reuse, and recycling of waste are all encouraged to extend the life of waste disposal sites.

(e) The County and Lower-Tier Municipalities will contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.

(f) The County and Lower-Tier Municipalities will co-operate with all levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.

4.7.10 Utilities and Telecommunication Networks

It is the policy of the County that:

(a) Through their planning activities, the County and Lower-Tier Municipalities shall plan for, and protect, utilities, telecommunications and transmission corridors and networks to meet current and future needs. Such facilities are to be located and designed to reflect local conditions and implement the policies of this Plan to the extent possible.

(b) Utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements, and permission for such uses are subject to the policies of this Plan.

(c) The County and Lower-Tier Municipalities will ensure that adequate utility networks are established or planned to serve requirements of projected new *development* and that these networks can be phased in a manner that is cost-effective and efficient.

(d) The County and Lower-Tier Municipalities will promote coordination in the planning and installation of all utilities and telecommunications *infrastructure* for efficiency and to minimize disruption.

(e) The County and Lower-Tier Municipalities will ensure that all significant, above-ground utility *infrastructure* is located and designed to be compatible with its surroundings.

(f) The County and Lower-Tier Municipalities will facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision.

(g) Secondary and shared uses, such as recreation and trail use, agriculture, community gardens, other utilities and uses accessory to adjacent land uses (e.g. parking lots and outdoor storage), may be permitted within utility corridors, subject to any required technical approvals.

4.8 Urban Design and Built Form

Safe and attractive neighbourhoods contribute to the overall community health of the County and Lower-Tier Municipalities. High-quality built form and community design are essential for creating a physical environment where people can enjoy places to interact, live, work, recreate, and learn. The County and Lower-Tier Municipalities will promote community design within *settlement areas* that contributes to inclusive and healthy communities through the review of new *development* applications, including plans of subdivision, infill *development* proposals, site plans and through community improvement.

It is the policy of the County that:

(a) The County shall seek to improve the built form of existing and new *development* within the *Serviced Urban Areas* by encouraging excellence in architecture, urban design, and built form that are sympathetic to the neighbourhood and greater community. The Lower-Tier Municipalities may prepare urban design guidelines to illustrate excellence in architecture, urban design, and built form.

(b) The County, and Lower-Tier Municipalities, through the review of *development* applications will:

i. Encourage the design of new *development* to be sympathetic to the heights, massing and scale of surrounding neighbourhoods in building design;
ii. Encourage new development to enhance the sense of place within *Serviced Urban Areas* and the County;
iii. Promote efficient and cost-effective *development* patterns that minimize land consumption;
iv. Promote the improvement of the physical character, appearance and safety of neighbourhoods, commercial areas, streetscapes, civic spaces, and parks;
v. Encourage tree retention or tree replacement; and
vi. Encourage design that considers, and is complimentary to the existing traditional street patterns and neighbourhood structure.

(c) Measures shall be taken to ensure that new and existing *development* address compatibility with adjacent land uses. Adequate separation buffering or screening shall be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.

(d) The County and Lower-Tier Municipalities may require *development* proponents to submit architectural elevation drawings with *development* applications to illustrate summarize how the policies of this Plan have been considered and addressed. Site drawings may also be required to address streetscaping, landscaping, setbacks, signage, garage placement, bicycle racks and architectural treatment.

(e) The County and Lower-Tier Municipalities will require that infill *development*s are designed to reflect and enhance the character of the area.

(f) Streetscaping that reflects the intended character of the community is encouraged. In particular, contextually appropriate streetscaping and public realm features are encouraged in the *Serviced Urban Areas*.

(g) Lower-Tier Municipalities will co-ordinate the design of street furniture, municipal bicycle racks, shared and accessible bicycle racks, garbage and recycling receptacles, benches, and street lamps to complement the design of new *development*s.

(h) High quality of park and open space design shall be strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate its use as a central focal point for new or existing neighbourhoods.

(i) Public art in the County shall be encouraged to incorporate themes such as the support and promotion of local history, economic pillars and civic pride.

(j) The County and Lower-Tier Municipalities shall promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The County may require the provision of certain pedestrian, cycling and trail linkages through the *development* approvals process, in accordance with the policies of this Plan.

(k) The County and Lower-Tier Municipalities shall encourage *development* design that incorporates principles of Crime Prevention Through Environmental Design (CPTED). Specifically, proponents of new *development* are encouraged to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.

(l) The County shall encourage utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, when determining appropriate locations for large utility equipment and utility cluster sites.

The County shall encourage *development* of employment, commercial, institutional, and higher density residential buildings, including renovations, to consider sustainability principles such as Leadership in Energy and Environmental Design (LEED).

5 Land Division

The County of Perth is the approval authority for land division, including *consent*s, plans of subdivision, plans of condominium. Public bodies that are exempt from the land division provisions of *Planning Act* will be requested to follow the land division policies of this Plan whenever possible.

The creation of all new lots by plan of subdivision/condominium or *consent* shall comply with the following general requirements and the specific requirements of the land use designation.

5.1 Consents

Provisions for the creation of lots through the *consent* process, commonly referred to as land severances, are contained in Sections 50 and 53 of the *Planning Act*. The County of Perth is responsible for the review and approval of *consent* applications within the County.

It is the policy of the County that:

(a) *Consent*s will not be granted if the application is contrary to, or not in conformity with the policies of this Plan.

(b) In *settlement areas*, there is no fixed limit on the number of lots that can be created by *consent* on an existing public road. However, the *consent* process is not intended as a substitute for the plan of subdivision process and it is not an accepted method of lot creation for proposals which are more appropriately dealt with through the plan of subdivision process. Lot creation through the *consent* process will be considered only when:

   i. The parcel size is such that lot creation through the *consent* process is appropriate;
   ii. Where the proposal does not require the extension of municipal road;
   iii. Where the proposal does not leave residual land that can only be developed by the plan of subdivision process;
   iv. Where access to abutting lands within the designated *settlement area* is not negatively impacted; and
   v. Where it is evident that lot creation through the *consent* process is not appropriate and that *development* should occur through the plan of subdivision process, the *consent* application will not be approved.

(c) All *consent* applications must be submitted to the County of Perth Land Division Committee on the application form prescribed by the Land Division Committee. All required information must be included with the application and only those applications which are complete shall be reviewed and considered by the Committee.

(d) The division of land will only be allowed if the proposed lots are consistent with the provisions of the Lower-tier Municipality's Zoning By-Laws. Each Zoning By-Law shall establish minimum lot frontages and areas in accordance with provincial requirements and/or designated agencies.

(e) All lots involved in the *consent* application must abut a public road of a standard of construction acceptable to authority having jurisdiction over the public road, and where safe and suitable access is available.

(f) *Consent*s will not be allowed if any of the subject lands requires access to be obtained where a traffic hazard could be created because of limited sight lines on curves or grades or proximity to intersections.

(g) New lots created by *consent* must have access to a year-round maintained public road. Direct access to County and Provincial Roads should be limited in accordance with the policies and regulations established by the agency having jurisdiction over such road.

(h) Where a *consent* application involves the creation of a new access, all requirements of the agency having jurisdiction over such road must be satisfied. Any required permits or approvals must be obtained or being capable of being obtained prior to finalization of *consent* approval.

(i) An adequate and potable water supply must be available or capable of being made available to all lots that are created by *consent*. The method of water supply proposed must be satisfactory to the appropriate regulatory authority. It shall be the responsibility of the applicant to provide all studies and/or reports that may be required by the County and/or the above-noted review agencies in order to assess the adequacy and potability of water supply.

(j) All lots created by *consent* must be suitable or capable of providing an acceptable sewage disposal system (e.g. communal treatment system, septic tank and weeping tile system). The method of sewage disposal proposed must be satisfactory to the appropriate regulatory authority. It shall be the responsibility of the applicant to obtain whatever studies and/or reports that may be required in order to assess the suitability of the proposed sewage treatment system.

(k) The division of land will only be allowed when it has been established that soil and drainage conditions for all parcels involved are suitable:

   i. To permit the proper siting of a building;

ii. To allow for adequate water and sanitary/sewage servicing either by connection to public piped sanitary sewer and water services or through private individual services;

iii. To ensure adequate lot area for the protection of water resources from private septic servicing; and

iv. To accommodate required stormwater facilities.

(l) Notwithstanding any other sections of this Plan, *consent*s for the creation of easements or rights-of-way are permitted provided the need is substantiated and acceptable to the *consent* granting authority.

(m) *Consent*s for minor lot adjustments or minor boundary changes are permitted provided they are granted conditional to Section 50(3) or (5) of the *Planning Act*, and the *consent* would not result in the creation of a new building lot.

(n) When reviewing and considering an application for *consent*, the local municipal Council and the *consent* granting authority may impose conditions of approval.

(o) New lots created by consent will be located outside of natural hazards and have access in accordance with provincial standards.

5.1.1 Agriculture Lot Creation and Adjustment

On lands designated as 'Agriculture', the long-term interests of *agricultural uses*, including the preservation of farmland and the enhancement of farming operations, will be the primary objective of the designation.

The following policies will apply with respect to lot creation and adjustment on lands designated as 'Agriculture':

(a) Lot creation in *prime agricultural area*s is discouraged and may only be permitted in accordance with Provincial guidance for *agricultural uses*, *agricultural-related uses*, 1 new residential lot per farm consolidation for a *residence surplus to a farming operation*, *infrastructure*, and lot adjustments for *legal or technical reasons*. The splitting of original farm units (i.e. 40.5 hectare/100 acre) into smaller farm parcels is discouraged. The minimum lot area and lot frontage requirements for farm use as set out in the Lower-tier Municipality's implementing Zoning By-law must be met.

(b) For lot creation for *agricultural uses*, each lot must be of a size appropriate for the type of *agricultural use(s)* common in the area and large enough to provide the flexibility to maintain a viable *farm operation* and change the type and size of agricultural operation to meet changing economic conditions and trends in agriculture.

(c) When assessing the proposed size of a new agricultural lot, consideration shall be given to matters such as the type of farm use proposed; the amount of productive land; topography; drainage characteristics; amount of woodlot; extent of low-lying bottom lands, organic soils, wetlands, and other unimproved lands; the size and configuration of the proposed lots for tillage and for livestock purposes; the presence of or necessity for farm buildings or structures to support the farming use; and the location of neighbouring uses, buildings, and structures.

(d) For lot creation for *agricultural-related uses*, the new lot shall be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

(e) For the enlargement of an existing farm lot, the following criteria shall be considered:

i. All of the lots involved in the *consent* application (e.g. enlarged lot and retained lot) must be consistent with the provisions of the implementing Zoning By-law. Where such is not the case, consideration shall be given to imposing a condition requiring an amendment to the Zoning By-law to achieve by-law conformity; and

ii. The proposed severance must be consolidated with the lot being enlarged in accordance with Sections 50(3) and (5) of the *Planning Act*.

(g) The creation of new residential lots in areas designated 'Agriculture' shall not be permitted except in accordance with the policy on surplus farm dwellings.

(h) Where a farm acquisition has rendered a residence surplus to a farming operation, a *consent* may be permitted for 1 new residential lot per farm consolidation subject to the following:

i. It is demonstrated that the dwelling is surplus to the needs of a consolidated *farm operation*. For the purposes of this section of the Official Plan:

- An individual, partnership or corporation owns at least two farm properties, one being the subject property and both properties contain a habitable dwelling; and
- With regard to ownership, it must be demonstrated that common ownership represents the majority share of both farm properties. Where owners normally reside in the same household, they may be considered as one individual in the case of a partnership or corporation; and
- The majority owner of both properties is engaged in the business of agriculture on the lands, and has a valid farm business registration number.

ii. The surplus farm dwelling must be habitable as determined by the Chief Building Official.

iii. The residence must be a minimum of 10 years old on the date of the application for *consent*, or immediately replaced by a dwelling which was originally built a minimum of 10 years ago.

iv. The new residential lot shall be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services.
v. The minimum distance separation provisions of MDS I must be satisfied from any livestock facilities on the retained farm property to the surplus residence;
vi. Non-farm residential lots created through this policy shall not permit livestock operations, however local Zoning By-laws may permit limited non-commercial raising of livestock as an accessory use.
vii. An amendment to the local implementing Zoning By-law shall be required to regulate the permitted residential and accessory uses on the surplus dwelling lot;
viii. An amendment to the implementing Zoning By-law is required for the retained farm lot to prohibit any new permanent residential dwellings. Further, an agreement for such prohibition of any new permanent residential dwellings shall be registered on the property title of the remnant farm property as a condition of the *consent*.
ix. There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a *settlement area*.
x. The new residential lots contain a suitable building envelope for a dwelling, accessory use(s) and servicing, outside of any natural hazards, and that access to the lot is appropriate for the nature of the development and the natural hazard.

(i) Where the residence is within 300 metres of an existing *aggregate operation* or potential aggregate deposit, an assessment of potential impacts may be required.
(j) Lot adjustments in lands within the 'Agriculture' designation may be permitted for legal or technical reasons, provided no new lot is created.
(k) Lot creation for new *infrastructure* uses may be permitted where the facility or corridor cannot be accommodated through the use of easements or rights of way.
(l) Lot creation shall comply with the *minimum distance separation formulae*.

5.1.2 Natural Heritage Lot Creation and Adjustment

The following policies shall apply to lands designated 'Natural Heritage', 'Provincially Significant Wetlands', or lands within the Natural Heritage Features Overlay, as appropriate:

(a) Generally, severance of lands in the 'Natural Heritage' designation shall not be permitted. An exception to this policy may be applied where a conservation-oriented group is proposing to sever an area for the purpose of conserving, preserving, enhancing, and/or improving the natural heritage area. Such applications will be carefully reviewed and conditions, as appropriate, will be imposed to ensure conformity to the goals, objectives and policies of this Plan over the long-term.

(b) Where a severance of agricultural land within the 'Agriculture' designation is being considered and a part of the land use extends into the 'Natural Heritage Features Overlay' , such application may be approved provided it is demonstrated there will be no negative impact on the natural heritage features. Consideration will be given to appropriate zoning by-law regulations or *development* controls to prohibit or regulate buildings and structures which could have *negative impacts* on the natural heritage features.

(c) *Consent*s involving lot boundary adjustments/corrections may be permitted provided that such adjustments/corrections are minor in nature and provided they have no negative impact on the natural heritage features. The provisions of Section 50(3) and (5) of the *Planning Act* shall be added as merging conditions to *consent*s for lot enlargement.

(d) Consents that propose to fragment lands designated 'Natural Heritage' or 'Provincially Significant Wetland', or lands within the Natural Heritage Features Overlay that are within the Conservation Authority Regulated Lands will require input be obtained from the Conservation Authority having jurisdiction prior to the consent granting authority making its decision.

5.1.3 Natural Hazard Lot Creation and Adjustment

The following policies shall apply to *consent* applications which involve land within the 'Floodplain' designation as shown on Schedule B, and within natural hazards and/or the areas shown as 'Conservation Authority Regulated Lands' on Appendix 2 to this Plan. They are intended to implement the objectives and policies in Section 4.5 of this Plan.

(a) Except as provided in Section 5.1.3.b), *consent*s for the purpose of creating new lots for *development* within the 'Floodplain' designation, and within the areas shown as 'Conservation Authority Regulated Lands' on Appendix 2 shall be prohibited.

(b) *Consents* for the purpose of creating lots for public use such as municipal parks and open space areas or for flood or erosion control may be permitted. When reviewing such applications, input shall be obtained from the appropriate Conservation Authority prior to the *consent* granting authority making its decision.

(c) *Consents* for the purpose of enlarging lots in abutting land use designations may be permitted provided that the following criteria are established:

i. A need for the lot enlargement must be clearly identified and such need must prove satisfactory to the *consent* granting authority;
ii. The area being severed for lot enlargement purposes should be minimal in size and related to the demonstrated and accepted need; and
iii. The area being severed must be consolidated with the abutting lot.

(d) *Consents* involving lot boundary adjustments/corrections may be permitted provided that such adjustments/corrections are minor in nature. Consideration shall be given to the provisions of Sections 50(3) and (5) of the *Planning Act* and to the provisions of the Lower-tier Municipality's implementing Zoning By-law.

(e) *Consents* to create easements and/or rights-of-way may be permitted provided that no new lots are created and the need is substantiated and acceptable to the *consent* granting authority.

5.2 Plans of Subdivision and Condominium

The division or creation of lots through the plan of subdivision process are governed by Section 51 of the *Planning Act.* In accordance with the provisions of Section 51(9) of the *Planning Act*, the County of Perth is the approval authority for plans of subdivision and plans of condominium for lands within the County. This section applies to plans of condominium as applicable, with necessary modifications. The County will approve only those plans of subdivision which comply with the policies of this Plan. Under conditions of approval attached to plans of subdivision or condominium pursuant to the *Planning Act*, County Council will require that the applicant enter into an agreement with the Lower-tier Municipality which may be registered against the title of the subject lands and which will address requirements to implement the provisions of this Plan. It is the policy of Council that:

(a) Where appropriate, new lots will be created by registered plan of subdivision process, subject to the policies of this Plan and Section 50 of the *Planning Act.*

(b) Proposed plans of subdivision will be reviewed to ensure that the proposed *development* is not premature. Consideration shall be given to matters such as the number of lots proposed, density proposed and the availability and capacity of required servicing for the area in which the *development* is proposed.

(c) Where a proposed plan of subdivision involves a large parcel of land, consideration shall be given to providing a mix of housing types and tenure throughout the *development*, as well as the provision of neighbourhood commercial and institutional uses, in accordance with the policies in Section 3.1.1 of this Plan.

(d) Where a proposed plan of subdivision involves multiple phases, they shall be planned to ensure all phases will be feasible and developed in a timely manner. Consideration shall also be given to multiple access roadways to ensure that adequate vehicle access is provided, including emergency vehicle access.

(e) All lots within a proposed plan of subdivision must have frontage on a public road which either exists at present or will be developed as a part of the subdivision proposal. Such roads must be constructed to a standard acceptable to the Lower-tier Municipality and must be maintained on a year-round basis. Generally, lots within a subdivision proposal should have access to internal roads which intersect collector or arterial roads. Direct access from individual lots to major roads should be discouraged.

(f) Private lanes shall only be permitted as a common element in a Plan of Condominium.

(g) The proposed method of water supply and sewage disposal for a proposed Plan of Subdivision must satisfy the regulations and requirements of the authority having jurisdiction. Where the proposed water supply and sewage disposal are not deemed acceptable, the proposed plan of subdivision shall not be approved.

(h) Before recommending County approval of a proposed plan of subdivision, the Lower-tier Municipality shall be satisfied that adequate services such as fire protection, water supply, sewage disposal, storm water drainage and/or management facilities, hydro, solid waste disposal, roads, and road maintenance either are or can be provided and further that the provision of these services will not adversely affect the financial position of the municipality.

(i) County Council will require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the *Planning Act*.

(j) County Council will be the approval authority for the lifting of part-lot control within registered plans of subdivision in accordance with Section 50(5) of the *Planning Act*.

(k) Where a proposed plan of subdivision involves natural hazard features, all lot lines associated with development shall be located outside of the hazard lands

In accordance with the provisions of the *Planning Act*, Council may pass by-laws to exempt all or parts of registered plans of subdivision from part-lot control. Such exemption will eliminate the need for further subdivisions or *consent*s to convey portions of lots within the registered plan of subdivision. Exemption from part-lot control will not be supported for the creation of a private road which serves free-hold lots.

6 Implementation and Interpretation

This Official Plan will be implemented by means of the powers conferred upon the County by the *Planning Act*, the *Municipal Act* and other statutes as may be applicable. In particular, the Official Plan will be implemented by the enactment of local municipal Zoning By-laws, property standards and occupancy by-laws, the planning tools available to the County and Lower-Tier Municipalities, *development* control under the *Planning Act*, and the undertaking of public works.

6.1 Monitoring and Review of the Official Plan

Changing conditions may necessitate amendments to this Plan. The policies are based on the vision and strategic goals and objectives developed through public consultation undertaken during the preparation of this Official Plan. Furthermore, the policies of the Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Therefore, Plan monitoring and review is required to identify trends in planning issues in the County, to analyze the effectiveness of the policies of the Plan, and to allow for adjustments and updating.

The following policies apply to Monitoring and Reviewing the Plan:

(a) As provided for in the *Planning Act*, the County will provide the opportunity for interested citizens, Lower-Tier Municipalities and organizations to present submissions on the Plan no more than ten years after the Plan comes into effect as a new Official Plan, and every five years thereafter, unless the Official Plan has been replaced by another new Official Plan. Through this process, the County will determine the need to amend the Plan at any time to ensure that the policies remain realistic and appropriate with regard to changing social, economic and environmental circumstances, conforms or does not conflict with provincial plans, has regard to matters of provincial interest and is consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*.

(b) The County will monitor the supply and number of draft approved and registered vacant lots within the County, and the number of new residential units occurring by way of *intensification* and *redevelopment* and provide reports to County and local municipal councils every 5 years.

(c) Monitoring of specific policies is prescribed in the policies of the Plan, and will be undertaken in accordance with those policies.

(d) The County will continue to develop and maintain a County geographic information system for planning and management purposes, and provide updated mapping information, statistics, forecasts and analyses related to planning issues and Plan policies with the desire to move towards digital, GIS-based schedules for the Official Plan mapping.

(e) The County may initiate an amendment process at any time in response to any changes in the regulatory environment, changes to the planning policies of the Province of Ontario, or other planning initiatives.

(f) Where judicial or quasi-judicial decisions, including those of the Ontario Land Tribunal, materially impact the County's interpretation or intent in the policies of this Plan, Council may choose to initiate a review of any or all of the policies at any time.

(g) Additional monitoring of this Official Plan and the monitoring of sewer and water servicing capacity in the *settlement areas* may be included in:

i. Regular briefings or status reports to County and local municipal councils;

ii. Regular reports, such as reports prepared for capital and/or operational budgeting purposes, to County and local municipal councils and finance departments; and

iii. Provincial performance measures reporting.

(h) The County commits to evaluating the quality/quantity and effectiveness of consultation with Indigenous communities in order to meet the requirements of Section 6.2.1 of this Plan and any applicable policy statements issued under Section 3 of the *Planning Act*.

6.1.1 Amendments to the County Official Plan

The County will consider all complete applications to amend this Official Plan, and will notify the public, Lower-Tier Municipalities, various Provincial Ministries and other agencies in accordance with the requirements of the *Planning Act*.

It is the policy of the County that:

(a) Applications to amend this Plan may be required to include a planning justification report for the proposed change, prepared by the proponent. This will include, but not be limited to, information regarding the proposed use, servicing, density if applicable, floor area if applicable, lot layout, site plans as appropriate and applicable, and the criteria outlined in Section 3 of this Plan.

(b) Any specific Official Plan amendment procedures and supporting information requirements as outlined in the policies of this Plan will apply in the consideration of the application and the completeness of the application, in accordance with the requirements of the *Planning Act*.

(c) The County will consider the following criteria when reviewing applications to amend this Plan:

i. The manner in which the proposed amendment is consistent with Provincial Policy issued under the *Planning Act*, and prevailing Provincial policy and regulations, and the policies of this Plan;
ii. The impacts of the proposed amendment on the provision of and demand for County and local municipal services, *infrastructure* and facilities;
iii. The adequacy of the proposed servicing solution with respect to the servicing policies of this Plan;
iv. The impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;
v. The impact of the proposed amendment on *cultural heritage resources*;
vi. The impact on *agricultural uses* and agricultural land;
vii. The impact on *natural heritage features and areas*;
viii. Impacts and Risks associated with natural and human-made hazards;
ix. The impact on aggregate resources;
x. The impact of the proposed amendment on the financial sustainability of (the) Lower-tier Municipality(ies) and/or the County; and
xi. Any other information determined by the County, in consultation with the appropriate Lower-tier Municipality and agencies, to be relevant and applicable.

6.2 Consultation and Participation

The public, Lower-Tier Municipalities and municipal councils participated in the preparation of this Plan. The County will take steps to ensure the continuation of an engagement program, to actively involve all parties in the monitoring of this Plan, and to ensure that alternative means to resolve planning disputes and objections are pursued.

It is the policy of Council that:

(a) The County will provide the opportunity for residents, property owners, local municipal councils, Indigenous communities and stakeholder groups to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. This will include such *Planning Act* approvals related to Official Plan Amendments, Draft Plans of Subdivision/Condominium and *Consent* applications, in accordance with the *Planning Act*. The following policies will apply to public consultation and participation:

i. The County will use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the *Planning Act*, the County may establish the engagement program it feels will best deal with the matters before it.

ii. The County will provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the County are aware of the amendment.

iii. The County's Diversity, Equity and Anti-Racism Charter will guide efforts to engage communities, groups and individuals, and using an equity lens in driving this plan, public consultations should be equitable and inclusive of equity deserving groups using a variety of forms for input.

iv. The County's Community Engagement Framework will guide community engagement efforts to ensure a consistent and informed approach.

v. The County may require a pre-submission consultation on applications processed under the *Planning Act*.

vi. Council recognizes that the provisions of the *Planning Act* require it to take-action on a *development* application within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public, Indigenous communities, and Council so that informed decisions can be made.

(b) The County will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan. In each case involving such planning matters, at least one public meeting will be held and the public will be encouraged to offer their opinions and suggestions. Calling and holding public meetings on planning matters will be the responsibility of the Council or, in cases where Council has delegated the responsibility, a formal Committee of Council.

6.2.1 Indigenous Community Consultation

The British Crown and the Chippewa Nation signed the Huron Tract Purchase (Treaty 29) in 1827, which comprises much of Perth County's lands today.

There are two reserves located within the Huron Tract Purchase: Chippewas of Kettle and Stony Point and Aamjiwnaang First Nation. While their surveyed reserve lands are located outside Perth County, these Anishinaabe Nations, in addition to Chippewas of the Thames First Nation and Walpole Island First Nation, all continue to assert their rights as original stewards of lands and waters throughout their Traditional Territories, which include the Huron Tract Purchase area.

It is the policy of the County that:

(a) The County and Lower-Tier Municipalities shall engage early with Indigenous communities and coordinate on land use planning matters.

(b) The County recognizes there are many shared areas of concern with First Nations related to new *development* proposals that include, but are not limited to, the identification and preservation of archaeological sites and resources, the protection of burial sites, natural heritage, *fish habitat* and wildlife habitat, and the health of the air and waters.

(c) The County recognizes that the affirmation of existing Indigenous and treaty rights in Section 35 of the *Constitution Act, 1982* is a requirement that affects land use planning decisions within the County of Perth and that this responsibility includes the duty to consult, or as may be negotiated from time to time with each Indigenous community.

(d) The County also recognizes that each Indigenous community may have their own consultation protocols. It is the County's intent to respect the unique circumstances within each Indigenous community when coordinating on land use planning matters. The County is committed to work with Indigenous communities to identify:

  i. The types of issues or projects that require consultation;
  ii. Specific geographic areas of concern; and
  iii. The roles of Indigenous communities, developers, Lower-Tier Municipalities, the County, and the Crown in the consultation process.

(e) Meaningful consultation relies on the foundation of a strong relationship. The County is committed to continue building relationship with Indigenous communities and understanding their worldview, culture, history, and relationship to these lands to support meaningful consultation and decision-making.

(f) Until formal consultation processes are established between the County and Indigenous communities, the County shall:

  i. Engage in open and proactive dialogue with First Nations Chiefs, Band Councils, and Band Staff;
  ii. Provide notice of new *development* applications;
  iii. Assist Indigenous communities' representatives in obtaining information on *development* applications that they have identified an interest in; and
  iv. Have regard for the Traditional Knowledge and/or studies shared by Indigenous communities to inform the County's planning decisions.

6.3 Coordination and Cross-Jurisdictional Matters

The County will support cross-jurisdictional coordination and will work with the Province, Lower-Tier Municipalities, Indigenous communities, adjacent municipalities, Conservation Authorities, and other agencies.

A strong municipal-Indigenous relationship can help in meeting a range of planning and community *development* objectives such as identifying areas of mutual interest, developing joint initiatives, and partnering on service delivery and resource management.

The following policies apply to Cross-Jurisdictional Coordination:

(a) The County will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the municipalities as well as the County, Indigenous Communities, Conservation Authorities, and other jurisdictions including:

i. Managing and/or promoting growth and *development*;
ii. Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
iii. Managing infrastructure, transportation, public service facilities and waste management systems;
iv. Managing *ecosystem*, shoreline and watershed related issues; and
v. Managing natural and human-made hazards.

6.4 Planning Administration and Tools

A Zoning By-law is the regulatory tool that implements the policies of an Official Plan. A Zoning By-law contains provisions that regulate the use, size, height, density and location of buildings on properties within the municipalities. The basic purpose of a Zoning By-Law is to regulate what can be built on a property and how it will be configured on the lot.

The following policies apply when undertaking a Zoning By-law for each of the Lower-Tier Municipalities:

(a) Each municipality will prepare a Comprehensive Zoning By-law that will be in conformity with the principles, policies, and land use designations contained in this Plan.

(b) The By-law will include adequate *development* standards consistent with the policies of this Plan.

(c) The By-law will establish specific zones and permitted uses that reflect the policies and land use designations of this Plan and may regulate minimum and maximum height and density requirements.

(d) Within each land use designation, more than one zone may be established to ensure that the policies of this Plan are properly implemented.

(e) Zoning By-laws may contain provisions to recognize existing non-conforming and/or non-complying uses and forms of *development*.

(f) Lower-Tier Municipalities will consider all applications to amend the local applicable Zoning By-law and will provide notice of such application in accordance with the provisions of the *Planning Act*.

6.4.1 Holding Zones

The following policies apply to Holding Zones:

(a) In accordance with Section 36 of the *Planning Act*, holding zones may be incorporated into the municipalities' Zoning By-laws in order to achieve orderly *development* and ensure that policies established in this Plan have been met prior to any *development* taking place.

(b) The Lower-tier Municipality may place a holding symbol on the zone that prohibits *development* from occurring until certain conditions have been met. The Holding zone provision ensures that conditions to be satisfied as part of provisional approval have been fulfilled, prior to *development* occurring.

(c) Specific actions or requirements for the lifting of the holding provision will be set out in the municipality's Zoning By-law.

(d) Once the required conditions are met, a by-law removing the holding symbol will be passed.

(e) Actions or requirements to be addressed prior to lifting a Holding zone include, but are not limited to:

i. The timing of the provision of municipal services;
ii. The phasing and logical progression of *development*;
iii. The provision of adequate service or road *infrastructure* and works;
iv. The required land assembly;
v. The installation of noise attenuation measures;
vi. The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the County/Lower-tier Municipality;
vii. The completion of the appropriate supporting study, or studies, to the satisfaction of the County/Lower-tier Municipality, in consultation with other agencies, as required;

viii. Confirmation that the requisite permits and approvals from external authorities have been received;
ix. The completion of a *development* or the subdivision of land, including the negotiation of a *development* or subdivision agreement;
x. That site plan approval has been granted by the municipality, and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act*;
xi. That the specific policies of this Plan have been complied with; and/or
xii. Additional actions or requirements may be identified in the Official Plan through a site-specific or general amendment, in consultation with the Lower-Tier Municipalities and at the discretion of the County.

6.4.2 Temporary Use By-laws

Lower-Tier Municipalities may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the Zoning By-law for a specific period of time not to exceed three years.

The following policies apply to Temporary Use By-laws:

(a) A temporary use by-law will define the land to which it applies, and will prescribe the period of time during which it is in effect.
(b) The municipality may authorize a temporary use on a one-time basis or for a short period of time on a periodic basis, where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis, and where alternatives such as relocation are not practical.
(c) The municipality may pass subsequent by-laws granting extensions of up to three years.
(d) The municipality may extend this period by passing further by-laws, subject to the specific policies of this Plan.
(e) In enacting a temporary use by-law, the municipality will consider the following:
    i. A temporary use by-law shall ensure that the objectives and policy direction of the Official Plan are not adversely affected by the temporary use.
    ii. The proposed use will be of a temporary nature, and will not entail major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;
    iii. The proposed use is compatible with the surrounding land;
    iv. The proposed use will be properly serviced and not require the extension or expansion of existing municipal services;

v. The proposed use will not create any traffic problems within the surrounding area, or adversely affect the volume and/or type of traffic commonly found on the area roads; and
vi. The proposed use will provide parking facilities entirely on-site.

6.4.3 Interim Control By-laws

The following policies apply to Interim Control By-laws:

(a) The Lower-Tier Municipalities may establish interim control by-laws in accordance with Section 38 of the *Planning Act* to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one-year extension in length.

6.4.4 Secondary Plans

Secondary Plans may be prepared for any of the *Serviced Urban Areas* to plan for orderly growth and *development* or special land use policies.

The following policies apply to the preparation of Secondary Plans:

(a) The preparation of a Secondary Plan will account for any existing uses within the defined area boundary.
(b) The establishment of a Secondary Plan Area or the preparation of a Secondary Plan will be approved by resolution of County Council.
(c) Secondary Plans may be used to establish unique or more detailed land use policies or land use designations than that of this Plan and will establish the location of key community services and amenities including schools, parks and open space and related uses.
(d) Secondary Plans will be adopted as amendments to this Plan and read in conjunction with this Plan in its entirety. The Goals, Objectives, and Policies of this Plan will be maintained in the Secondary Plan. Any specific policy guidance resulting from the preparation of a Secondary Plan will be consolidated into this Plan and the relevant schedules to this Plan will be amended or new schedules may be added.
(e) The costs of preparing a Secondary Plan will be borne by the affected landowners, and not the County or a Lower-tier Municipality unless it was initiated by the County or Lower-Tier Municipality.
(f) A Secondary Plan may be undertaken simultaneously with an undertaking under the *Environmental Assessment Act* to satisfy the Environmental Assessment requirements in a comprehensive and integrated process.

(g) It is not the intent of this Plan to duplicate any requirements with respect to an undertaking under the Canadian and/or *Ontario Environmental Assessment Act*, including Environmental Screening, Environmental Review and/or Individual Environmental Assessment requirements and Certificates of Approval.

6.4.5 Site Plan Control

Lower-Tier Municipalities may, through a By-law passed under Section 41 of the *Planning Act*, establish site plan control areas and require *development* proponents to submit a site plan application for approval prior to the issuance of a building permit. Municipalities may also establish Site Plan Control Guidelines to provide direction to applicants and decision-makers.

The following policies apply to Site Plan Control:

(a) The site plan control area may apply to specific land uses.

(b) Site plan control will apply to residential *development* in accordance with the requirements of the implementing Zoning By-law, Site Plan Control By-law, and the *Planning Act*.

(c) Site plan control applies within the 'Agriculture' designation where specifically required by this Plan, such as where *agricultural-related uses*, *on-farm diversified uses*, and cannabis production are proposed. Site plan control does not apply to *farm operations*, farm buildings and the residence of the farm operator.

(d) Lower-Tier Municipalities may require proponents to execute a site plan agreement or amend an existing site plan agreement where there is construction of more than one building or structure, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the *development* of a parking lot, and/or in other circumstances deemed appropriate by the Lower-tier Municipality.

(e) The Lower-tier Municipality will consult the applicable Conservation Authority, County Highways, Source Protection Plan, the Province and any other relevant agency when considering applications for site plan approval, where applicable.

(f) The Lower-Tier Municipalities have regard for requirements of the *Accessibility for Ontarians with Disabilities Act* and work with the County and local municipal Accessibility Committees where appropriate, to ensure on-going adherence to the requirements of the *Accessibility for Ontarians with Disabilities Act.*

(g) The Lower-tier Municipality may apply certain conditions to site plan approval, and may require that a certain standard of design be applied.

(h) The Lower-tier Municipality will require financial security through bonding letters of credit or other financial arrangement prior to *development*.

6.4.6 Community Planning Permit

The County and/or municipality may, at an appropriate time, choose to enact a by-law to implement the Community Planning Permit System, relating to the streamlining of Zoning By-law amendments, minor variances, and site plan control.

Should it be determined that a Community Planning Permit System is appropriate for the County, an Official Plan Amendment will be prepared and approved by the Province, that:

(a) Identifies a defined area as a community planning permit area.
(b) Sets out the scope of the authority that may be delegated and any limitations on the delegation, if the County intends to delegate any authority under the community planning permit by-law.
(c) For each proposed community planning permit area identified, contains a statement of the County's goals, objectives and policies in proposing a *development* permit system for the area.
(d) Sets out the types of criteria that may be included in the *development* permit by-law for determining whether any class of *development* or any use of land may be permitted by community planning permit.
(e) Sets out the types of conditions that may be included in the community planning permit by-law in accordance with the *Planning Act*.
(f) Upon approval of the Official Plan amendment, a by-law will be passed for any area in the municipality outlining where the community planning permit system will be applied. The By-law will specify that privately-initiated amendments to the community planning permit system will only be permitted after five years, unless supported by the County.

6.4.7 Community Improvement Plans

Community Improvement provisions of the *Planning Act* give municipalities a range of tools to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans will provide the municipalities with various powers to maintain and promote attractive and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public-sector investment.

It is the policy of the County to accomplish community improvement through:

(a) Ongoing maintenance, rehabilitation, *redevelopment* and upgrading of areas characterized by deteriorated buildings and social, community or recreational services, land use conflicts, deficient municipal services;

(b) Establishment of programs to encourage private sector, co-operative, non-profit *redevelopment* and rehabilitation that addresses identified economic *development*, land *development*, environmental, housing, and/or social *development* issues/needs;

(c) Designation by by-law of Community Improvement Project Areas, the boundaries of which may be the entire County, or any part of the County; and

(d) Preparation, adoption and implementation of Community Improvement Plans, pursuant to the *Planning Act*.

(e) Community Improvement Plans may be prepared by Lower-Tier Municipalities and may target any of the following priorities:

i. Buildings, building facades, and/or property, including buildings, structures and lands of heritage and/or architectural significance, in need of preservation, restoration, repair, rehabilitation, or *redevelopment*;
ii. *Brownfield sites*, *greyfield sites* or derelict properties in need of remediation and *redevelopment*;
iii. Non-conforming, conflicting, encroaching or incompatible land uses or activities;
iv. Deficiencies in physical *infrastructure* including, but not limited to, the sanitary sewer system, storm sewer system, and/or watermain system, roads, parking facilities, sidewalks, curbs, streetscapes, and/or street lighting;
v. Poor road access, traffic circulation, or off-street parking availability;
vi. Deficiencies in community and social services including, but not limited to, public open space, parks, indoor/outdoor recreational facilities, and public social facilities;
vii. Encourage the construction of a range of housing types and the construction of *affordable housing*;
viii. Promote the ongoing viability and revitalization of the *Serviced Urban Areas*, Villages and Hamlets as the focus of retail, civic, cultural, entertainment and government use;
ix. Promote sustainable *development,* energy efficiency, sustainability metrics and environmental conditions;
x. Improve social conditions and promote cultural *development*;
xi. Facilitate and promote community economic *development*;
xii. Improve community quality, safety and stability; and
xiii. Inadequate mix of housing types;
xiv. Known or possible environmental contamination;
xv. Poor overall visual quality, including but not limited to, streetscapes and urban design;
xvi. High commercial vacancy rates;

xvii. Shortage of land to accommodate widening of existing rights-of-ways, building expansions, parking and/or loading facilities;

xviii. Other barriers to the repair, rehabilitation or *redevelopment* of underutilized land and/or buildings; and

xix. Any other environmental, social or community economic *development* reasons.

(g) Community Improvement Plans for areas outside of *settlement areas* are intended to achieve the above-stated goals as well as the following:

i. Promote on-farm business growth, value-added agriculture, agri-tourism, facility improvements, or farm innovation;

ii. Support the agricultural community in improving farming operations and the *development* of on-farm diversified activities to supplement farm incomes;

(h) To implement Community Improvement Plans within designated Community Improvement Project Areas, the County and Lower-Tier Municipalities may undertake a range of actions, including:

i. The municipal acquisition of land and/or buildings within Community Improvement Project Areas, and the subsequent:

- Clearance, grading, or environmental remediation of these properties;
- Repair, rehabilitation, construction or improvement of these properties;
- Sale, lease, or other disposition of these properties to any person or governmental authority; and
- Other preparation of land or buildings for community improvement.

ii. Provision of public funds such as grants, loans and other financial instruments;

iii. Application for financial assistance from senior level government programs;

iv. Participation in any senior level government programs that assist private landowners for the purposes of community improvement;

v. Provision of information on municipal initiatives, financial assistance programs, and other government assistance programs;

vi. Supporting heritage conservation through the *Ontario Heritage Act* and the County Heritage Committee;

vii. Supporting the efforts of the Chambers of Commerce and Business Improvement Associations to revitalize the downtowns and main streets in the Urban Areas and Village and Hamlet Areas, through the implementation of various programs; and

viii. Encouraging off-street parking and providing municipal parking facilities where feasible and appropriate.

(i) All *development*s participating in programs and activities contained within Community Improvement Plans will conform with the policies contained in this Plan, the Zoning-By-laws, Property Standards By-laws, and all other related municipal policies and by-laws.

(j) The County and/or Lower-Tier Municipalities will be satisfied that its participation in community improvement activities will be within its financial capabilities.

6.4.8 Land Acquisition

The County and Lower-Tier Municipalities may acquire land to implement any element of this Plan in accordance with the provisions of the *Municipal Act*, the *Planning Act*, or any other Act. Municipal land assembly will be permitted for residential, commercial, industrial, institutional, natural heritage function or open space uses, provided such activity complies with the policies of this Plan.

(a) The County and Lower-Tier Municipalities will consider all options for the acquisition of land, including:

i. Dedication;
ii. Donations;
iii. Assistance from other levels of government, agencies and charitable foundations;
iv. The bonusing provisions of the *Planning Act*, subject to the other relevant policies of this Plan;
v. Density transfers;
vi. Land exchange;
vii. Long-term lease;
viii. Easement agreements;
ix. Purchase agreements;
x. Partnerships;
xi. Land trusts;
xii. Placing conditions on *development* approval; and
xiii. Expropriation.

(b) Where park and open space dedicated lands are insufficient in size or shape for the intended uses and needs, the County and Lower-Tier Municipalities will consider acquisition of additional lands for park and open space purposes.

(c) Notwithstanding the above, the County and Lower-Tier Municipalities will not be obligated to acquire or purchase any land, save and except for where specifically required to do so in order to obtain necessary Federal and/or Provincial statutory approvals.

6.4.9 Non-conforming Uses

A non-conforming use is a use of land that:

(a) Lawfully existed on the date of adoption of this Plan and/or zoning by-law;
(b) Has not ceased; and
(c) Does not conform with the land use designation/zone applying to the land.

The following apply to non-conforming uses:

(d) Nothing in this Plan will affect the continuance of uses legally existing on the date this Plan was adopted by County and local Councils.
(e) Existing uses in compliance with the existing Zoning By-Law will be permitted and reflected in a new Zoning By-Law.
(f) The County and/or municipality may recognize the existing use of land in the local Zoning By-laws subject to regard for its compatibility with surrounding uses, limits to expansion, and if within a 'Natural Heritage' Designation, Natural Heritage Features Overlay, and/or Conservation Authority Regulated Lands, subject to the Natural Heritage policies in Section 3.7. Notwithstanding the proceeding policy, the County, in co-operation with municipalities will attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies of this Plan.
(g) An application for the enlargement or extension of an existing use will be evaluated on the basis of the following criteria:
    i. The proposed expansion does not require an adjustment to the boundary between two areas of different land use;
    ii. The proposed expansion does not increase its incompatibility with the surrounding area;
    iii. Conditions that may minimize any potential nuisances can be imposed, including but not limited to, landscaping, screening, and setbacks; and
    iv. Factors such as traffic safety, parking, loading, and municipal services are not adversely affected.
(h) Existing uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are not significantly altered or increased.

6.5 Pre-Application Consultation and Complete Application Requirement

6.5.1 Pre-Application Consultation

While mandatory pre-application consultation with County Staff is not a requirement of the *Planning Act* for Official Plan Amendments, and/or draft plan of subdivision/condominium, the County recommends that proponents consult with the approval authority prior to submitting a formal application in order to determine the information required to support a complete application, as set out in Section 6.5.2 of this Plan and in accordance with the *Planning Act.*

Where Lower-Tier Municipalities are the approval authority, the County encourages the above listed consultation approach be applied and implemented.

6.5.2 Complete Applications

When the pre-application consultation process for a proposed *development* approval application identifies the need for one or more support studies, the application shall not be considered complete until the required supporting studies, information and materials are prepared and submitted to the satisfaction of the municipality and/or the County. Notification of a complete application shall be given to the applicant and all other parties by the Lower-tier Municipality and/or County in accordance with the *Planning Act*.

Applications submitted without pre-consultation with the approval authority may be deemed "incomplete" and returned to the applicant.

Council and/or its delegate shall not declare any application made under the *Planning Act* to be complete until Council is provided with information, studies or drawings specified in the *Planning Act* or this Plan that are necessary to inform the public and decide on the application. Supporting studies which may be required are listed in Section 6.5.3 of this Plan. Until an application is submitted that addresses pre-consultation and complete application requirements as specified by this Plan and the *Planning Act*, Council and/or its delegate shall deem such applications to be incomplete. The following list is a guide to the minimum information that is to be provided as part of a complete application submission:

(a) Prescribed application fee;
(b) Completed application form together with requisite authorizations, and cost acknowledgement agreement if necessary;
(c) Prescribed information and material as required by *Planning Act* Regulations;
(d) Covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);

(e) Concept plans and/or drawings;
(f) Identification of the new parcels that are to be created as part of a *consent* application;
(g) Copy of the property deed;
(h) Any studies as identified as necessary through pre-consultation, if held;
(i) A copy of the PIN from the Ontario Land Registry for the subject lands; and,
(j) A Section 59 Restricted Land Use Permit, under the *Clean Water Act*, is required where an application for any use, except an exclusively residential use, is proposed within a portion of a Wellhead Protection Area (WHPA).

The determination of a Complete Application does not infer support of the application by the Lower-tier Municipality or County, or that an application will be approved by Council. Notice of a Complete Application simply recognizes that the required information has been provided by the applicant.

6.5.3 Supporting Studies

The following policies apply to supporting studies, information and materials for *development* applications:

(a) Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need, timing and scope of such supporting studies, information and materials will be determined by the County and/or Lower-tier Municipality, in consultation with external agencies and the Conservation Authority having jurisdiction, on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.
(b) When the pre-application consultation process for a proposed *development* approval application identifies the need for one or more support studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the satisfaction of the County and/or municipality, and the Conservation Authority having jurisdiction. Notification of a complete application will be given to the applicant and all other parties by the County and/or municipality in accordance with the *Planning Act*.

(c) Applicants seeking *development* approval will be advised of the required supporting studies, information and materials as part of the pre-application consultation process. If applicants forgo a pre-application consultation meeting, applications may be deemed incomplete and require resubmission of supporting studies, information and materials deemed necessary by staff upon review of the application. If supporting studies, information and materials are subsequently deemed necessary by staff, the applicant will be advised of these subsequent required supporting studies, information and materials prior to scheduling a prescribed public meeting.

(d) The applicant may be required to submit any of the following information, as applicable:

(e) During the pre-application consultation process, the applicant will be advised of the requirements to submit any of the following supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and/or accepted professional standards and/or guidelines as applicable:

i. Deed and/or Offer of Purchase;
ii. Topographic Plan of Survey;
iii. Site Plan (Conceptual);
iv. Floor Plan and/or Elevations;
v. Approved Class Environmental Assessment;
vi. Geotechnical Study;
vii. Arborist's Report;
viii. Floodplain Assessment;
ix. Slope Stability Assessment;
x. Draft Plan of Subdivision;
xi. Condominium Description;
xii. Retail Market Impact Study;
xiii. Municipal Financial Impact Assessment;
xiv. Urban Design Strategy;
xv. Archaeological Assessment;
xvi. Hydrogeological Study;
xvii. Groundwater Impact Assessment;
xviii. Environmental Impact Study (EIS);
xix. Phase I Environmental Site Assessment (ESA), or a Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
xx. Noise and/or Vibration Study;
xxi. Transportation Impact Study;
xxii. Parking Study;
xxiii. Functional Servicing Report;

xxiv. Stormwater Management Plan;
xxv. Planning Justification Report;
xxvi. Affordable Housing Report;
xxvii. Heritage Impact Assessment;
xxviii. Lighting Study;
xxix. Minimum Distance Separation Assessment;
xxx. *Agricultural impact assessment*;
xxxi. Landscaping Plan;
xxxii. Public Consultation Strategy;
xxxiii. Aggregate Impact Assessment.
xxxiv. A Health Impact Assessment may be required to be prepared by qualified professionals at the expense of the developer in support of a large *development* (or *redevelopment*) proposal, as determined by the County and Lower-Tier Municipalities. A Health Impact Assessments shall identify the potential unintended health impacts of a *development* proposal, including measuring and tracking impacts of larger *development*s on vulnerable or marginalized populations in terms of reducing chronic disease and risk of injury.
xxxv. Where a property falls within a Wellhead Protection Area C (Five-year Time-of-travel to the municipal well0, a Section 59 Restricted Land Use Permit, under the *Clean Water Act*, is required.
xxxvi. Other studies relevant to the *development* and lands impacted by the proposed *development* approval application.

(f) Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications will be advised by the County of the required supporting study contents during the pre-application consultation process.

(g) The County and/or municipality will ensure that supporting studies, information and materials provided by an applicant of a *development* approval application that has submitted a complete application for *development* approval will be made available to the public for review.

(h) Where a supporting study or report is required, it shall be prepared by a qualified professional in the relevant field and shall have regard to all federal and Provincial legislation, policies and guidelines and best management practices within the field. Where a supporting study is required, it shall be at the full cost of the applicant.

(i) In some cases, Council and/or Planning Staff may require a supporting study required under the provisions of this Plan to be peer reviewed. Peer review is a process used to evaluate the work performed by one's peers to ensure it meets specific criteria. The requirement for a peer review should be identified during the pre-consultation process or following the formal application submission and first review of supporting studies. The need for a peer review should be based on:

- The complexity of the application;
- The nature of the impacts that may result from an application; and/or,
- Where there is no in-house expertise to review the technical report.

The purpose of the peer review process is to:

- Confirm that it has been prepared by a qualified professional;
- Ensure that accepted technical guidelines, standards, methodologies, or procedures have been followed;
- Check that appropriate data was utilized or if other data could have been used and if the information was properly analyzed;
- Check that relevant existing comprehensive studies for the area have been utilized or cross referenced; and,
- Determine if the technical conclusions are reasonable and if appropriate recommendations are included or are necessary.

The peer review process can involve review of the entire study or be limited to specific sections of a report. The County and Lower-Tier Municipalities reserve the right to choose the extent to which a study is scrutinized. Where Council and/or Planning staff has required that a peer review be completed, the proponent of the planning application will pay for the costs of the peer review studies.

The approval authority may require additional information at any time prior to a decision.

6.6 Interpretation Policies

As the sections of the Plan are interrelated, the Plan will be read and interpreted in its entirety.

The County establishes the following policies in relation to interpreting this Official Plan:

(a) The boundaries of land use designations on Schedule A are general and approximate, although they generally coincide with defined features such as roads, property lines or physical features. Where the general intent of this Plan is maintained, minor adjustments to the boundaries of land use designations will not require an amendment to this Plan.

(b) In the case of a discrepancy between the policies in the text and related schedule, the policies in the text will take precedence.

(c) The numerical figures in this Plan provide direction, but should not be interpreted as absolute and rigid. Where the general intent of this Plan is maintained, minor variations of numbers are permitted without amendment to this Plan. Any modifications or revisions to community names in this Plan or Schedule will not require an amendment to this Plan.

(d) The word "existing" means existing at the date of adoption of this Plan.

(e) Appendix maps should be used to assist in interpreting the land use maps. The correction of spelling errors, changes to punctuation and language or corrections of clerical, grammatical, or typographical errors which do not affect the intent of the document in any way, do not require an amendment to this Plan. Where an Act or portion of Act is referred to in the Plan, such references include the applicable Sections of the Act as consolidated or amended from time to time.

(f) The boundaries of certain natural heritage features, natural hazard lands, marginal land areas and resource areas identified on Schedule B and Appendix 2 may be further refined through an Ecological Site Assessment (ESA), Environmental Impact Study (EIS), Floodplain Assessment and/or Slope Stability Assessment. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require an amendment to this Plan.

(g) In the case of a perceived discrepancy between the policies in this Plan, the more restrictive policy, as determined by the County, will apply.

(h) Wherever a use is permitted in a designated area, it is intended that uses, buildings or structures normally incidental, accessory and/or essential to that use will also be permitted.

(i) Unless otherwise defined or interpreted to be defined through the policies of this Plan, terms and words used in this Plan will be interpreted as defined in the *Provincial Planning Statement* or the local municipal Zoning By-law, where such terms are defined by said documents. In the case of a discrepancy between the *Provincial Planning Statement* and the Zoning By-law, the Zoning By-law will prevail in the definition of a term or word. Lower-Tier Municipalities will ensure that the definitions in the Zoning By-law are consistent with the *Provincial Planning Statement*.

(j) Public and private utilities, including activities and services provided under the *Municipal Act*, *Drainage Act*, or any other legislation, are permitted in any land use designation, save and except in natural heritage areas and limited uses on lands identified as being subject to natural hazards. The County discourages utilities from being located within Provincially Significant Wetlands.

(k) Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.

(l) The references to "the County" in this Plan will mean the Corporation of the County of Perth, a municipality in the Province of Ontario to which this Plan applies.

(m) Sections 1 through 6 inclusive and the Schedules will be considered operative components of this Plan. Any Appendices to this Plan, whether embodied in the text of the Plan or located at the end, will not be considered to be an operative component. Any changes to an Appendix to this Plan will not require an amendment.

(n) Provided that the purpose, effect, intent, meaning, and substance of this Plan are in no way affected, the following technical revisions are permitted without an amendment to this Plan:

i. Changes to the numbering, cross referencing, formatting, spelling, grammar, and arrangement of the text, tables, schedules, and maps;

ii. Additions to and revisions of technical information on maps and schedules including, but not limited to: *infrastructure* and topographic information, notes, legends, shading, and title blocks.

7 Definitions

Access Standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, hiking, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional Residential Unit: means a dwelling unit that is self-contained, subordinate to, and located within the same building or on the same lot of a primary dwelling unit.

Adjacent Lands: for the purpose of the Natural Heritage System means those lands, contiguous to a specific Natural Heritage System Feature, where it is likely that *development* or site alteration would have a *negative impact* on that feature and its *ecological functions*. The extent of the adjacent lands is 120 metres.

For the purpose of Aggregate Resources and *Petroleum Resources* means those lands contiguous to lands on the surface of known *petroleum resources*, mineral deposits or *deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of adjacent lands may be recommended by the Province.

Adverse effects: as defined in the *Environmental Protection Act*, means one or more of: a) impairment of the quality of the natural heritage for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with normal conduct of business.

Affordable housing: means housing which costs do not exceed 30% of low- and moderate-income households before tax income. Low- and moderate-income households are households with incomes in the lowest 60 percent of the income distribution for the regional market area.

Aggregate Operation: means licensed sites within the County of Perth, existing extraction areas within the undersigned part of the County and sites under Aggregate Permit on Crown Land in the County.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agri-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers when the size and nature of the operation requires additional employment.

Agricultural-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Areas of Natural and Scientific Interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified by the Province as having life science or earth science values related to protection, scientific study, or education.

Assessment Report: means a scientific-based document that forms the basis of the *Source Protection Plan*, by identifying *vulnerable areas*, assessing vulnerability, identifying source water quality issues, identifying threats to the drinking water, and assessing the risk due to threats.

Brownfield sites: means underdeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built-Up Areas: mean areas where *development* is concentrated. It includes existing *development*, as well as vacant registered and draft approved lots.

***Complete communities*:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Consent: means a legal permission, generally given by the Land Division Committee in accordance with the *Planning Act*, to convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identifies as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationships, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through Official Plan, zoning By-law or other land use planning mechanisms.

Cultural heritage resources: include, but are not restricted to, archaeological resources, built heritage resources and cultural heritage landscapes.

Cumulative Impact: means the combined effects or potential effects of one or more *development* activities in a specified area over a particular time period. The effects may occur simultaneously, sequentially or in an interactive manner.

Deposits of Mineral Aggregate Resources: means an area of identified mineral aggregate that has a sufficient quantity and quality to warrant present or future extraction.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*; but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards; or works subject to the *Drainage Act.*

Drinking Water Threat: means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat.

Ecological Functions: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Ecological Linkage: means areas providing connectivity supporting a range of species, community and ecosystem processes necessary to sustain natural plant and animal movement patterns between ecological features daily, seasonally and over multiple generations. Ecological linkages are preferably associated with the presence of existing ecological features and ecological functions, however, in rural agricultural areas, farm fields may perform important ecological linkage functions. Ecological linkage areas are not meant to interfere with normal farm practice. The extent and location of the ecological linkages can be assessed in the context of both the scale of the proposed *development* or site alteration, and the importance of ecological linkage to the long-term sustainability of the Natural Heritage System.

Ecosystem: means systems of plants, animals and micro-organisms, together with the non-living components of their environment, related ecological processes and humans.

Endangered Species: means a species that is listed or categorized as an “Endangered Species” on the Species at Risk in Ontario (SARO) list, as updated and amended from time to time.

Erosion Hazards: means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Farm cluster: means the grouping of farm related buildings and farm dwelling(s) in close proximity to one another, in an arrangement which maximizes the area protected for agricultural production.

Farm operation: means the composite of all parcels operated as a farm.

Fish: means fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

Fish Habitat: means areas as defined in the *Fisheries Act*, which means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood Fringe: means the outer portion of the floodplain between the *floodway* and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*. The flood fringe is the area where *development* and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Province.

Floodway: means that portion of the floodplain where *development* (or other uses which by their nature must be located within the *floodway*, flood and/or erosion control works, or where appropriate, minor additions or passive, non-structural uses which do not affect flood flows) and site alteration would cause a danger to public health and safety or property damage.

Flooding Hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

a. along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water related hazards;

b. along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

    1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

    2. the one hundred year flood; and

    3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

Greyfield sites: means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

Groundwater feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Groundwater Recharge Area: means an area in which there is significant addition of water by natural processes to groundwater.

Hazardous Lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous Sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Highly Vulnerable Aquifer: means an aquifer on which external sources have or are likely to have a significant adverse effect, and includes the land above the aquifer.

Housing for farm workers: means additional permanent or portable dwellings on agricultural lots required to accommodate farm workers, when the size and nature of the farm operation requires additional employment.

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, *additional residential units*, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, housing for people with special needs, and housing related to employment, institutional or educational uses.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Hydrologic Functions: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Individual on-site sewage services: means sewage systems, as defined in *O. Reg. 332/12* under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures that form the foundation for *development*. Infrastructure includes: 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.

Intensification: means the *development* of a property, site or area at a higher density or residential units or jobs than currently exists through:

(a) Redevelopment, including the reuse of brownfield sites;
(b) The *development* of vacant and/or underutilized lots within previously developed areas;
(c) Infill *development*; and
(d) The expansion or conversion of existing buildings to accommodate more residential units or jobs. This may include the conversion of industrial, commercial and institutional buildings into residential uses, and the conversion of lower density residential buildings into multiple unit properties.

Mineral Aggregate Resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Municipal sewage services: means a sewage works within the meaning of Section 1 of *the Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002, including centralized and decentralized systems.

Natural Heritage System: means features and areas such as significant wetlands, fish habitat, significant woodlands, significant valley lands, habitat of endangered species and *threatened species*, significant wildlife habitat, significant *areas of natural and scientific interest*, and significant vegetation groups and significant vegetation patches as defined in the Perth Natural Heritage Systems Study 2018, and updated 2019.

Negative impact: means:

(a) in regard to water and wastewater systems, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

(b) in regard to water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive *development* or site alteration activities;

(c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where it has been authorized under the *Fisheries Act*.

(d) In regard to other *Natural Heritage System* elements, the loss or degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified.

(e) in regard to Transportation Systems shall include road trauma, noise, pollution, and property damage.

Non-Market Affordable Housing: means rental or for-sale housing provided for low- and moderate-income groups outside the private market. It is typically made affordable through public and/or non-profit ownership of housing units.

Normal Farm Practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act*, 2002 and regulations made under that Act.

On-farm diversified uses: means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, uses that produce value-added agricultural products, electricity generation facilities and transmission systems, and *energy storage systems*. Ground-mounted solar panels and wind turbines for personal use are only permitted in *prime agricultural areas*, including *specialty crop areas*, as *on-farm diversified use*s.

Partial services: means

(a) Municipal sewage services or private communal sewage services combined with individual on-site water services; or
(b) *Municipal water services* or *private communal water services* combined with individual on-site sewage services.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes: areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural area*s may be identified by a municipality based on provincial guidance or informed by mapping obtained from the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Redevelopment: means the creation of new units or lots on previously developed land in existing settlements, including *brownfield sites*.

Rehabilitate: means, after extraction, to treat land so that the use or condition of the land is restored to its former use or condition, or is changed to another use or condition in accordance with applicable legislation. With respect to degraded natural features, means a combination of appropriate and acceptable structural and non-structural works which are intended to reduce damages, plus an allowance to address slope and unstable slope related conditions.

Section 59 Notice: Refers to the requirements under Section 59 of the *Clean Water Act*, which requires issuance of a notice from the Municipality's Risk Management Official before permitting an activity that is considered a restricted land use as identified in the *Source Protection Plan*.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from operational emissions generated by a nearby rail facility. Sensitive land uses may be a part of the natural or built environment. Examples may include but are not limited to residences, daycare centers, educational and health facilities, playgrounds, sporting venues, public parks and trails, recreational areas, places of worship, community center, hotels, retirement residences, and long-term care homes, group residences, crisis center, and any uses that are sensitive to dust, odour, noise, and vibration emissions.

Settlement area: means urban areas, community areas and hamlet areas within municipalities (such as cities, towns, villages and hamlets) that are:

(a) Built up areas where *development* in concentrated and which have a mix of land uses; and
(b) Lands which have been designated in the Official Plan for *development* over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where *development* is concentrated.

Serviced Urban Area: lands within the settlement area that have access to *municipal water services* and *municipal sewage services*.

Shooting Range means a place that is designed or intended for the safe discharge, on a regular and structured basis, of firearms for the purpose of target practice or target shooting competitions.

Significant Drinking Water Threat: means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk. The Provincial Table of Drinking Water Threats: *Clean Water Act*, 2006 dated December 12, 2008 along with the vulnerability score in the *Assessment report* provides the basis for the risk assessment.

Significant Groundwater Recharge Area: means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

Site Alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Source Protection Plan: means a drinking water source protection plan prepared under the *Clean Water Act*, 2006. A Source Protection Plan contains policies to reduce the threats (identified in the *Assessment Report*) to drinking water sources.

Specialty Crop Area: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops such as tender fruits (peaches, grapes, cherries, plums), other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

(a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
(b) Farmers skilled in the production of specialty crops; and
(c) A long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Surface Water Intake Protection Zone: means an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats. (Ontario Regulation 287/07 under the *Clean Water Act*, 2006)

Threatened Species: means a species that is listed or categorized as a "Threatened Species" on the official Species at Risk in Ontario (SARO) list, provided in the *Endangered Species Act, 2007*, as updated and amended from time to time.

Vulnerable Area: means a significant groundwater recharge area, a highly vulnerable area, a wellhead protection area or a surface water intake protection zone.

Watercourse: defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

Waste Management System: means sites and facilities to accommodate solid waste from one or more municipalities, and includes recycling facilities, transfer stations, processing sites and disposal sites.

Wayside Pit or Quarry: means a temporary pit or quarry opened and used by or tor a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right- of-way.

Wellhead Protection Area: means an area that is related to a wellhead and within which it is desirable to regulate to monitor drinking water threats.

Wetlands: means lands that:

a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,
b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,
c) has hydric soils, the formation of which have been caused by the presence of abundant water, and
d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which have been favoured by the presence of abundant water. ("terre marécageuse")

The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet land used for agricultural purposes which no longer exhibits a wetland characteristic referred to in (c) or (d) above are not considered to be wetlands for the purposes of this definition.

Wetland Functions: means the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to:

(a) Groundwater recharge and discharge
(b) Flood damage reduction
(c) Shoreline stabilization
(d) Sediment trapping
(e) Nutrient retention and removal
(f) Food chain support
(g) Habitat for *fish* and wildlife
(h) Attendant social and economic benefits.

Consolidation Index

By-law #	Section Updated	Schedule	Date Consolidated
2026 Judicial Review: Bartels Environmental Services Inc. v. HMKRO as Represented by the Ministry of Municipal Affairs and Housing	3.7.7(m)	N/A	April 21, 2026