November 12, 2026

Proposed List of Housekeeping Official Plan Amendments

Table 1: Proposed Amendment for Section 1 – Introduction

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 1.3 – Perth County Profile, paragraph 2 (page 1-4); 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.	The current Perth County Profile does not accurately reflect every Indigenous group and accidentally excludes the Anishnaabek peoples.	Perth County is also the traditional territory of many Indigenous people, including the Attawandaron (Neutrals), the Odawa, the Huron-Wendat, *the Anishnaabek peoples, the* Mississaugas, and Mississaugas of the Credit.

Table 2: Proposed Amendments for Section 2 – Growth Management and Settlement Area Categories

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 2.3.1 – Projected Housing Demand by Type, paragraph 3 (page 2-4); 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 stories. High Density residential forms of development include apartments and other multiple unit residential	Upon implementation of the Official Plan, staff have identified the incorrect use of height regulations within the Official Plan, that should rather be regulated through the Zoning By-law. It is proposed that the Official Plan be amended to remove height references and instead, appropriately allow the Zoning By-law to provide direct land use control.	Low Density residential forms of development are generally low rise in character and included uses such as single detached, semi-detached, duplex, triplex, quadraplex, *street townhouses*, and converted dwellings. Medium Density residential forms of development *generally* include multiple attached dwellings ~~not exceeding three stories~~, *while* High Density residential forms of development *generally* include apartments and other *multi-storey*, multiple unit residential buildings

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buildings which may be greater than three storeys in height.		~~which may be greater than three storeys in height~~.

Table 3: Proposed Amendments for Section 3 – Land Use Policies

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 3.1 – Serviced Urban Areas (page 3-2); 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	Current policy inadvertently excludes Atwood and Shakespeare as Serviced Urban Areas, albeit identified as such in Section 2.5.1. Amend Section 3.1 to include Atwood and Shakespeare as Serviced Urban Areas.	The fully Serviced Urban Areas of *Perth County include* Listowel, Milverton and Mitchell, *which* are serviced by municipal water, sanitary and stormwater infrastructure. *The partially Serviced Urban Areas of Perth County include* Atwood and Shakespeare, *which* are partially serviced, with full municipal sanitary services and partial municipal water. 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
Section 3.1.1.1.1 – Residential Uses (page 3-4); (f) For proposals involving triplex, fourplex, townhouse and low-rise apartment dwellings, as well as other types of multiple dwellings[…]	Triplexes, equivalent to 3 units, are permitted as of right within residential areas of all serviced settlement areas. Triplex's should be excluded from the requirements of 3.1.1.1.1(f).	(f) For proposals involving ~~triplex,~~ fourplexes, townhouses and low-rise apartment dwellings, as well as other types of multiple dwellings[…]

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 3.1.2.1 – Permitted Uses within the Urban Mixed-Use Designation (page 3-8); (a) The following Residential Uses are permitted in the 'Mixed Use' designation: •Residential units above and behind ground-floor commercial uses; •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; […]	Through Bill 23, 3 units are permitted as-of-right on any parcel of serviced residential land, meaning that any single-detached dwelling can add 2 additional units and equivalently convert the single-detached dwelling into a triplex. To clarify consistency with Bill 23, Triplex should be deemed a low-density Residential Use. Further, modifications to Section 3.1.2.1 should align with density modifications to 2.3.1.	(a) The following Residential Uses are permitted in the 'Mixed-Use' designation: • Residential units above and behind ground-floor commercial uses; • 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,~~ *and* low-rise and high-rise apartment buildings; […]
Section 3.1.2.2 – Urban Mixed-Use Land Use Policies (page 3-9); (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.	Interpretation applied and section reworded to support residential uses on commercial sites, and not restrict residential to require commercial standalone residential is still permitted	Delete and replace (a) as follows: (a) *Within the 'Urban Mixed Use' designation, the integration of commercial uses and residential uses on the same site shall be permitted.*
Section 3.1.4.2 – Permitted Uses within the Employment Designation, 5th bullet point (page 3-20); The 'Employment' designation shall permit a variety of employment uses including manufacturing, logistics operations, warehousing, distribution, accessory	Province confirms permitted uses in employment designation includes contractors' yard and interpretation needs to be clarified in the OP.	[…] • Contractor *yards and* building and farm supply establishments and

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
offices and related industrial uses as follows: […] • Contractor, building and farm supply establishments and,		
Section 3.5.3 – General Agriculture Policies, (page 3-33); (h) To avoid land use conflicts on lands designated as 'Agriculture', new land uses, including on-farm diversified uses, 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. […]	On-farm diversified uses are generally excluded under Section 3.5.4.3 – On-farm Diversified Uses. Amend (h) to remove on-farm diversified uses from policy and remove contradiction of Section 3.5.4.3.	(h) To avoid land use conflicts on lands designated as 'Agriculture', new land uses, including ~~on-farm diversified uses,~~ 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. […]
Section 3.5.4 – Permitted Uses (page 3-34); Permitted uses in the 'Agriculture' designation […]	Permitted Uses section generally is located before the General Policies section in other sections of the Official Plan. To ensure consistency throughout the document, Relocate section 3.5.4 to be before Section 3.5.3 – General Agriculture Policies.	Swap Section 3.5.4 and 3.5.3: ***3.5.3 Permitted Uses*** *Permitted uses in the 'Agriculture' designation […]* ***3.5.4 General Agriculture Policies*** *The following policies shall apply […]*
Section 3.5.4.3 – On-farm Diversified Uses (page 3-37); (c) The maximum number of employees permitted for an *on-farm*	It is not recommended to regulate the maximum number of employees in the local Zoning By-law by On-farm Diversified Uses	Remove (c) entirely.

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
diversified use shall be established by the local municipal Zoning By-law;	(OFDU) Guidelines found within Publication 851. Amend policy to remove this sentence.	
Section 3.7.5.5 – Earth Science and Life Science Areas of Natural and Scientific Interest (ANSI) (page 3-64); (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/geological feature identified as an Earth Science ANSI;	Section 3.7.5.5 of the Official Plan discusses ANSI's and the Landform Impact Assessment required when development is proposed within an ANSI. Section 3.7.2 should appropriately identify Landform Impact Assessments as a means of boundary confirmation included within an EIS where ANSI is the only natural heritage feature located within an area.	(b) A Landform Impact Assessment may be required *as part of an ESA or EIS* 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/geological feature identified as an Earth Science ANSI;
Section 3.7.7.1.5 – Prohibitions – New Uses and Activities paragraph 1 following bullet (d) An application for development, redevelopment, or site alteration […] in accordance with the Clean Water Act, 2006.	The policy paragraph following Section 3.7.7.1.5 (d) should be another bullet. Add following paragraph to bullet (e).	[…] *(e)* An application for development, redevelopment, or site alteration […] in accordance with the Clean Water Act, 2006.
Section 3.7.7.1.5 – Prohibitions – New Uses and Activities	The Thames Sydenham and Region Source Protection Plan (TSRSPP) was recently updated in 2025 and the Official Plan	**Section 3.7.7.1.5** *(f) Where the County or Lower-tier Municipality receives an application for development,*

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
	Source Protection Plan Section needs to be updated to maintain consistency with the recent changes. The main change needing to be addressed is related to Section 4.06 of the TSRSPP – New Transport Pathway Reporting – Municipal – which requires municipalities to notify the Source Protection Authority (SPA) and the Source Protection Committee (SPC) if a person applies to the municipality for the approval of a proposal to engage in any activity in a Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ) that may result in the creation of a new transport pathway or the modification of an existing transport pathway. A new bullet (f) should be added to the bottom of Section 3.7.7.1.5, following Table 3.7.7.1.5.	*redevelopment, or site alteration in a Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ) that may result in the creation of a new transport pathway or may modify an existing transport pathway, the County or Lower-tier Municipality shall include the Source Protection Authority (SPA) and the Source Protection Committee (SPC) as part of the Statutory Notice requirements under the Planning Act.*

Table 4: Proposed Amendments for Section 4

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 4.2.5 – Additional Residential Units, paragraph 2 (page 4-9); Additional Residential Units are permitted according to the policies in this Section and the	Amend policy to change from lot to detached, semi-detached, or rowhouse dwelling, to better align the Official Plan with the verbiage used within Provincial policy, including O.Reg. 299/19.	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

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
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.		attainability. The combined total of the primary residential unit and Additional Residential Units shall not exceed three units ~~on a lot~~*per detached dwelling, semi-detached dwelling, or rowhouse dwelling on a parcel of land where residential uses are permitted as a primary use of land*.
Section 4.5.2 f) Natural and Human-Made Hazards	Within the new Official Plan, Section 4.5 and associated Settlement Area Schedules appears to utilize the Floodplain Designation to designate areas with a Two-zone system (i.e. having both an identified Floodplain and Flood Fringe) as a single-zone system under one designation. The Flood Fringe permissions need to be appropriately identified within the Official Plan text and Schedules. Where development is proposed in the flood fringe, the provisions of the underlying designation shall apply. These instances occur in Listowel and in Dublin. Formatting: Incorrectly alphabetically listed as it includes bullet point ii. currently where this should form a part of bullet i. instead.	f) *In Listowel and in Dublin*, where a two-zone concept applies *as identified in Schedule B*, 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/site alteration is carried out in accordance with established standards and procedures; ii. New hazards are not created and existing hazards are not aggravated; iii. No adverse environmental impacts will result; iv. Essential emergency services have a way of safely entering and exiting the area during times of flooding,

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
		erosion and other emergencies; v. The development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances; vi. No reasonable alternative is available; and *vii.* *Development and site alteration are in accordance with the provisions of the underlying designation.*
Section 4.5.3.1 Floodplain Policies	Further justification needs to be added to the end of section 4.5.3.1	The 'Floodplain' designation as established by this Plan shall apply to those lands and watercourses*, where a one-zone approach applies,* that make up the regulatory floodplain as identified, regulated, and implemented by the ABCA, GRCA, MVCA, and UTRCA. *The 'Floodplain' designation shall also apply to lands and watercourses in Dublin and Listowel, where a two-zone approach applies, that make up the Floodway.* *The "Flood Fringe Overlay" as established by this Plan shall apply to those lands and watercourses in Dublin*

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
		and Listowel, where a two-zone approach applies, that make up the Flood Fringe.

Table 5: Proposed Corrections and Amendments for Section 5

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 5.1.1 – Agriculture Lot Creation and Adjustment (page 5-4); (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	Formatting: Incorrectly alphabetically listed as it goes from e, g, h, instead of e, f, g.	(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. *(f)* The creation of new residential lots in areas designated 'Agriculture' shall not be permitted except in accordance with the policy on surplus farm dwellings.

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
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[…]		*(g)* 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[…]
Section 5.1.1 – Agriculture Lot Creation and Adjustment (page 5-5) **(h) 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.	At the time of adoption of the Official Plan, it was understood that the date utilized in Section 5.1.1 (h) ix. corresponded with the adoption of the 1973 Ontario Planning and Development Act. Upon implementation of the Official Plan and further review of the surplus farm dwelling policies, staff have found that the 1973 Ontario Planning and Development Act is not the act which began regulating farm severances and a date modification is required. Staff instead determined that the 1978 version of the Foodland Guidelines were created as an Official Policy Statement and were the first guidelines regulating severances in Agricultural areas, however, it was not until August 1, 1983, when the new Planning Act was enacted and required planning policy and decisions to have regard to provincial policy, that the Foodland Guidelines	5.1.1(h) ix. There has been no previous ~~separation of land~~ *lot creation* for residential purposes from the farm property as it existed on ~~June 28, 1973~~ *August 1, 1983*, other than in a settlement area.

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
	agricultural severance policies needed to be considered.	

Table 6: Proposed Corrections and Amendments for Section 6

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 6.6 – Interpretation Policies, (page 6-21); (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.[…]	Clarification warranted for numerical figures directed by Provincial Policy, as such values are rigid. Amend to include another sentence which states that minor variations of numbers provided in this Plan can be approved, provided that they are not guided by provincial policy or statue.	(c) The numerical figures in this Plan provide direction, but should not be interpreted as absolute and rigid, *except where the numerical figure is directly guided by Provincial Policy or Statute*. Where the general intent of this Plan is maintained, minor variations of numbers *not guided by provincial policy or statute* are permitted without amendment to this Plan.[…]
Section 6.6 – Interpretation Policies, (page 6-21); (c) The numerical figures in this Plan […], minor variations 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.	Amend bullet (c) to have final sentence be its own bullet paragraph in a new line.	(c) The numerical figures in this Plan […], minor variations are permitted without amendment to this Plan. *(d)* Any modifications or revisions to community names in this Plan or Schedule will not require an amendment to this Plan.

Table 7: Proposed Amendments for Section 7

Current 2025 Policy	Issue & Proposed Amendment	Recommended Wording
Section 7 - Definitions	A definition for 'Floodplain' needs to be added to the definition section of the Official Plan to appropriately implement a Two-Zone Floodplain approach in such areas where the conservation authority has delineated a Two-zone system. The Flood Fringe definition name has been changed to Flood Fringe Overlay.	*Floodplain Designation – means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. In areas throughout Perth County that have a one-zone concept, the Floodplain Designation shall encompass both the floodway and flood fringe. In areas throughout Perth County that have a two-zone concept, the Floodplain Designation shall encompass only the floodway.* Flood Fringe *Overlay* - 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. *Schedule B identifies the areas in Dublin and Listowel that contain the Flood Fringe Overlay.*

Table 8: Proposed Amendments for Official Plan Schedules

Current Schedule	Issue & Proposed Amendment	Recommended Revision
Schedule B Listowel Land Use Designations	The Flood Fringe permissions need to be appropriately identified within the Listowel Schedule B to appropriately implement the Two-Zone system identified for Listowel.	See attached Schedule B Listowel Land Use Designations.
Schedule B Dublin Land Use Designations	The Flood Fringe permissions need to be appropriately identified within the Dublin Schedule B to appropriately implement the Two-Zone system identified for Dublin.	See attached Schedule B Dublin Land Use Designations.