THE MUNICIPALITY OF NORTH PERTH
COUNCIL AGENDA

Date: October 6, 2025
Time: 7:00 pm
Location: Municipality of North Perth Council Chambers

Pages

1. CALL TO ORDER

Council Chambers at the Municipal Office is open to the public to attend Council meetings. This meeting will be live streamed on the Municipality's YouTube channel. For more information on how you can view the Council meeting, please contact clerks@northperth.ca.

2. O CANADA

3. LAND ACKNOWLEDGEMENT STATEMENT

"We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

4. COUNCIL RECOGNITIONS

4.1 Recognition of Listowel 11U Legionnaires - 2025 11U "C" OBA Champions

4.2 Recognition of Lexi Johnston - 2025/26 CNE Ambassador of the Fairs

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

6. CONFIRMATION OF THE AGENDA

7. CONSENT AGENDA

Items listed under the Consent Agenda are considered routine, may require discussion but not action on the part of Council. Consent items are received in one motion. Council members may request that one or more items be removed for further action.

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7.2	September 22, 2025 Court of Revision Minutes	11
7.3	April 24, 2025 North Perth Cemetery Board Meeting Minutes	13
7.4	June 24, 2025 Perth County Joint Accessibility Advisory Committee Meeting Minutes	15
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7.9	September 26, 2025 Summary of the GRCA General Membership Meeting	38
7.10	Letter from the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks re: Update on Small IC&I Recycling Collection	39
7.11	Bluewater Recycling Association - Update on Small IC&I Recycling Collection	43
7.12	Ontario Municipal Water Association - Operator Appreciation Day	45
7.13	Bonfield Township - Resolution re: Canada Post Labour Dispute and Impact on Municipal Communications	47
7.14	Town of Petrolia - Resolution re: Bail Reform	50
7.15	Town of Petrolia - Resolution re: Mandatory Firefighter Certification Requirements	51
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7.17	Municipality of Shuniah - Resolution re: Increased Income Support Thresholds for Veterans	58
7.18	Municipality of St. Charles - Resolution re: NORDS Pilot Program	61
7.19	The Township of Woolwich - Resolution re: Bill C-61 First Nations Clean Water Act	65

8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

Communications (written and verbal) addressed to Council will become part of the public record.

8.1 Public Meeting to Consider the Harold Good Municipal Drain Engineer's Report 67

8.2 Public Meeting to Consider the Wilson Municipal Drain - Minor Improvement Report 118

8.3 Public Meeting to Consider Zoning By-law Amendment ZN 14-2025 128

Property legally described as Plan 44M33 Block 252, Municipality of North Perth

9. REPORTS

9.1 Manager of Development & Protective Services

9.1.1 Application for Consent File B41-25 by R.L. (Les) Tervit on behalf of David Carson Farms and Auction Services Ltd. 136

Property legally described as Concession 1, Part Lot 18 and Lot 17, Wallace Ward, Municipality of North Perth.

9.1.2 Application for Consent File B11-25 by Macnaughton Hermsen Britton Clarkson Planning Ltd. on behalf of Atwood Heritage Processing Inc. 144

Property legally described as Part Lot 1, Concession 12, Elma Ward, Municipality of North Perth.

9.1.3 Approved County Official Plan Summary 154

9.2 Manager of Operations

9.2.1 Wallace Avenue North and McDonald Street West – Intersection Improvements 428

9.2.2 Award of Request for Tender NP-3263-25T Maintenance Gravel Granular 'M' 431

10. COUNCIL REPORT REQUESTS

11. CORRESPONDENCE

11.1 Listowel BIA - Request for Parking Lot Closure and Noise By-law Exemption 433

12. BY-LAWS

12.1 93-2025 Parking Lot Winter Maintenance Agreement; Listowel Town Centre 435

12.2 94-2025 Parking Lot Winter Maintenance Agreement; 2360171 Ontario Ltd. 442

12.3 95-2025 Harold Good Municipal Drain, First and Second Reading 449

12.4 96-2025 Zoning By-law Amendment ZN 14-2025 501

12.5 97-2025 Appointment of Deputy Clerk 504

12.6 98-2025 Wilson Municipal Drain Realignment, First and Second Reading 505

12.7 99-2025 Makem Developments Inc. Subdivision Agreement 507

13. NOTICE OF MOTION

14. ANNOUNCEMENTS

15. CLOSED SESSION MEETING

In accordance with Section 239 (2)(e) of the *Municipal Act*, a Closed Session pertaining to:

- litigation or potential litigation, including matters before administrative tribunals. affecting the municipality or local board; **regarding OLT-24-001095, OLT-24-001096 and OLT-24-001097.**

16. REPORTING OUT

17. CONFIRMATORY BY-LAW

17.1 100-2025 Confirmatory By-law 565

18. ADJOURNMENT

Date:	September 22, 2025
Time:	7:00 pm
Members Present	Mayor Todd Kasenberg Deputy Mayor Doug Kellum Councillor Lee Anne Andriessen Councillor Neil Anstett Councillor Sarah Blazek Councillor Matt Duncan Councillor Dave Johnston Councillor Marc Noordam Councillor Matt Richardson Councillor Allan Rothwell
Staff Present	Acting Clerk/Legislative Services Supervisor Sarah Carter Technology Services Technician Coltin Cudney Perth County Planner Nathan Garland Manager of Environmental Services Mark Hackett Deputy CAO Sandy Little Development Coordinator Selene Mayhew CAO Kriss Snell Manager of Development & Protective Services/Fire Chief Janny Pape Legislative Services Assistant Lindsay Raftis Drainage Superintendent Scott Richardson Manager of Operations Matt Ropp
Others Present	Scott Patterson, Patterson Planning Consultants Chris Clark, Triton Engineering Taylor Kramp, Triton Engineering Kelly Vader, BM Ross and Associates Limited Andrew Garland, BM Ross and Associates Limited

1. CALL TO ORDER

Mayor Kasenberg called the meeting to order at 7:00 p.m.

2. O CANADA

3. LAND ACKNOWLEDGEMENT STATEMENT

Mayor Kasenberg stated, “We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship.”

4. COUNCIL RECOGNITIONS

5. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

There were no disclosures.

6. CONFIRMATION OF THE AGENDA

Resolution No. 275.09.25

Moved By Neil Anstett
Seconded By Lee Anne Andriessen

THAT: The Agenda for tonight's meeting be approved.

CARRIED

7. CONSENT AGENDA

Resolution No. 276.09.25

Moved By Marc Noordam
Seconded By Doug Kellum

THAT: Consent Items 7.1 to 7.15 be received for information and the minutes of the September 8, 2025 Regular Council Meeting and the September 17, 2025 Special Council Meeting be adopted.

CARRIED

7.1 September 8, 2025 Regular Council Meeting Minutes

7.2 September 17, 2025 Special Council Meeting Minutes

7.3 June 9, 2025 Governance Review Committee Minutes

7.4 June 11, 2025 North Perth Economic Development Advisory Committee Meeting Minutes

7.5 July 8, 2025 Perth County OPP Detachment Police Services Board Minutes

7.6 August 12, 2025 Perth County OPP Detachment Police Services Board Minutes

7.7 July 23, 2025 BIA Meeting Minutes

7.8 Q3 Outstanding Council Report Requests

7.9 September 9, 2025 Avon Maitland District School Board Meeting Highlights

7.10 Invitation to Join Youth in an unlearn Workshop - Building Inclusion Together

7.11 Municipality of Bluewater Resolution re: Closure of Before and After School Programs

7.12 Municipality of South Huron Resolution re: Closure of Before and After School Programs

7.13 Municipality of St. Charles Resolution re: Natural Gas Expansion - Project Cancellation

7.14 Township of Larder Lake Resolution re: A Moratorium on Aerial Spraying of Glyphosate in the Timiskaming Forest

7.15 Township of Larder Lake Resolution re: Extension of Certification Deadlines

8. PUBLIC MEETINGS/PUBLIC HEARINGS/DELEGATIONS

8.1 Delegation - Greg McDonald; Regarding Open Air Burning By-law 37-2022

Greg McDonald was not in attendance.

8.2 Public Meeting to Consider Zoning By-law Amendment ZN 7-2024

Council recessed from 7:10 p.m. to 7:21 p.m. to hold a public meeting.

The minutes of the public meeting are included as Schedule "A" to these minutes.

Resolution No. 277.09.25

Moved By Matt Richardson
Seconded By Allan Rothwell

THAT: The Council of the Municipality of North Perth receives the report dated September 22nd, 2025, titled Zoning By-law Amendment No. Z07-2024, affecting lands described as Lot 16, Concession 2, Elma Ward, Municipality of North Perth (7877 Perth Road 164); and

THAT: The Council of the Municipality of North Perth APPROVES IN PRINCIPLE Zoning By-law Amendment Z07-2024 affecting lands described as Lot 16, Concession 2, Elma Ward (7877 Perth Road 164) to rezone the lands from Special Agriculture Zone (A-36) to Special Future Development Zone (FD-13), Agriculture Zone (A) and Future Development Zone (FD).

CARRIED

9. REPORTS

9.1 Manager of Corporate Services

9.1.1 Proposed Street Names for Draft Plan of Subdivision NP 23-02 (Countryside Meadows)

Resolution No. 278.09.25

Moved By Doug Kellum
Seconded By Dave Johnston

THAT: The Council of the Municipality of North Perth approves the request from MHBC Planning Ltd. on behalf of Makem Developments Inc. to establish the following street names for Draft Plan of Subdivision NP 23-02:

- Street One: McNally Drive
- Street Two: Featherstone Street East
- Street Three: Makem Street East
- Street Four: Walter Street East
- Street Five: Barton Avenue North

CARRIED

9.2 Manager of Environmental Services

9.2.1 Award of Request for Tender NP-5902-25T - North Perth WWTP Filter and Effluent Pumping Replacement

Resolution No. 279.09.25

Moved By Allan Rothwell
Seconded By Matt Richardson

THAT: The Council of the Municipality of North Perth approves the **2026 prebudget** request for Capital Project # 5902 – Effluent Filters & Pump Replacement for the amount of **$5,126,000.00**.

AND THAT: The Council of the Municipality of North Perth Awards Request for Tender # **NP-5902-25T - North Perth WWTP Filter and Effluent Pumping Replacement** contract to **BGL Contractors Corp.,** of Waterloo**,** Ontario in an amount up to **$5,651,275.00** excluding taxes.

CARRIED

9.3 Manager of Operations

9.3.1 Wilson Municipal Drain (Elma Ward)

Resolution No. 280.09.25

Moved By Dave Johnston
Seconded By Marc Noordam

THAT: The Council of the Municipality of North Perth, proceeds in accordance with Section 78 (5) of the Drainage Act for the minor improvement for the Wilson Municipal Drain

FURTHER THAT: The Council of the Municipality of North Perth, appoints Spriet Associates to investigate, design and prepare a report for the Wilson Municipal Drain.

CARRIED

9.3.2 Tile Drain Debenture Application

Resolution No. 281.09.25

Moved By Neil Anstett
Seconded By Matt Richardson

THAT: The Council of the Municipality of North Perth, conditional on availability of Provincial funding, approves the application for the loan under the Tile Drainage Act, for $50,000.00, pertaining to Perth Line 71, Con 11 Lot 21 and N Pt 22, Elma Ward.

CARRIED

9.3.3 Servicing Master Plan

Resolution No. 282.09.25

Moved By Allan Rothwell
Seconded By Matt Richardson

THAT:

The Council of the Municipality of North Perth receives the Servicing Master Plan for information and directs staff to post the notice of completion as required by the Ministry of Environment, Conservation, and Park to required agencies and public for 30 days.

AND THAT: The Council of the Municipality of North Perth directs staff to return with any findings from the final consultation period and present the final report.

CARRIED

9.3.4 Listowel Bypass Comprehensive Assessment

Resolution No. 283.09.25

Moved By Marc Noordam
Seconded By Lee Anne Andriessen

THAT:

The Council of the Municipality of North Perth receives the Triton Engineering Services Limited, Listowel Bypass comprehensive assessment report for information.

AND THAT: The Council of the Municipality of North Perth endorses the Listowel Bypass project and directs staff to evaluate the feasibility of the Listowel Bypass through the 2026 annual budget process.

CARRIED

Council recessed from 8:35 p.m. to 8:40 p.m.

9.4 Manager of Development & Protective Services

9.4.1 Application for Consent File B28-24 by Patterson Planning Consultants Inc. on behalf of Franciscus & Jelleke Sluys

Resolution No. 284.09.25

Moved By Allan Rothwell
Seconded By Lee Anne Andriessen

THAT: The Council of the Municipality of North Perth recommends that the Perth County Land Division Committee, or it's designate, approve Consent Application file B28-24; and

THAT: The Council of the Municipality of North Perth forwards the conditions listed in the staff report dated September 22, 2025, to the County of Perth Land Division Committee, or it's designate, for Consent Application file B28-24, affecting the property legally described as Lot 16, Concession 2, Elma Ward, in the Municipality of North Perth (7877 Perth Road 164).

CARRIED

9.4.2 Application for Consent File B32-25 by Monteith Ritsma Phillips on behalf of Carmunnock Farms Limited

Resolution No. 285.09.25

Moved By Matt Duncan
Seconded By Matt Richardson

THAT: The Council of the Municipality of North Perth recommends that the Perth County Land Division Committee, or it's designate, approves Consent Application file B32-25;

AND THAT: The Council of the Municipality of North Perth forwards the conditions listed in the staff report dated September 22, 2025, to the County of Perth Land Division Committee, or it's designate for Consent Application file B32-25, affecting the property legally described as Lot 17 and West Part Lot 18, Elma Ward, Municipality of North Perth (5913 Line 71).

CARRIED

9.5 CAO

9.5.1 Sale of Plan 44M-72 Block 73

Resolution No. 286.09.25

Moved By Doug Kellum
Seconded By Matt Richardson

THAT:

The Council of the Municipality of North Perth declares the property described as Plan 44M-72 Block 73 as surplus to the needs of the Municipality and authorizes the disposition and transfer of the lands to Bill and Angela Watson to support the development of a single detached dwelling.

CARRIED

10. COUNCIL REPORT REQUESTS

No member of Council brought forward a report request.

11. CORRESPONDENCE

12. BY-LAWS

Resolution No. 287.09.25

Moved By Neil Anstett
Seconded By Allan Rothwell

THAT: The following By-laws are hereby passed:

- 88-2025, being a By-law to establish a highway;
- 90-2025, being a By-law to authorize the sale of lands; and
- 91-2025, being a By-law to impose special annual drainage rates upon land in respect of which money is borrowed under the *Tile Drainage Act.*

CARRIED

12.1 88-2025 Establish a Highway, Twamley Street West

12.2 90-2025 Sale of Land, Plan 44M-72 Block 73

12.3 91-2025 Tile Drainage Debenture

13. NOTICE OF MOTION

No member of Council presented a notice of motion.

14. ANNOUNCEMENTS

Mayor Kasenberg advised that there is an event scheduled for Wednesday, September 24, 2025, to celebrate Lexi Johnston, 2025-2026 Canadian National Exhibition Ambassador of the Fairs.

15. CLOSED SESSION MEETING

There was no closed session meeting.

16. REPORTING OUT

17. CONFIRMATORY BY-LAW

17.1 92-2025 Confirmatory By-law

Resolution No. 288.09.25

Moved By Lee Anne Andriessen
Seconded By Sarah Blazek

THAT: By-law 92-2025, being a by-law to confirm generally previous actions of the Council of the Municipality of North Perth, is hereby passed.

CARRIED

18. ADJOURNMENT

Resolution No. 289.09.25

Moved By Dave Johnston
Seconded By Matt Richardson

THAT: The Council meeting adjourns at 8:57 p.m. to meet again for general Council business on Monday, October 6, 2025 at 7:00 p.m.

CARRIED

_____

Mayor

_____

Clerk

Schedule "A"

Record of proceedings of the public meeting held in the Municipality of North Perth Council Chambers on Monday, September 22, 2025.

Members Present	Mayor Todd Kasenberg
	Deputy Mayor Doug Kellum
	Councillor Lee Anne Andriessen
	Councillor Neil Anstett
	Councillor Sarah Blazek
	Councillor Matt Duncan
	Councillor Dave Johnston
	Councillor Marc Noordam
	Councillor Matt Richardson
	Councillor Allan Rothwell

Mayor Kasenberg was the Chairperson.

Public Meeting to consider Zoning By-law Amendment No. 7-2024

The public meeting started at 7:10 p.m.

Perth County Planner, Nathan Garland provided a summary of the report and application. Mr. Garland advised that notice of the public meeting was given on September 2nd, 2025, in accordance with the Planning Act.

Mayor Kasenberg inquired about additional correspondence. Clerk Carter and Mr. Garland advised that no further correspondence was received.

Mayor Kasenberg invited members of the gallery to speak in support of the application. No one spoke in support.

Mayor Kasenberg invited members of the gallery to speak in opposition. No one spoke in opposition.

Mayor Kasenberg invited the applicant/agent to provide a presentation. No presentation was made.

Mayor Kasenberg invited questions from members of Council.

Council members asked questions regarding the following:

- Replacement of the current structures and creation of new buildings.
- Short term use of the property.

The public meeting ended at 7:20 p.m.

Court of Revision
South Maitland Municipal Drain – Tanda Crossing, Los Crossing, and Maintenance Schedule

Date: September 22, 2025
Time: 6:30 pm

MEMBERS PRESENT Councillor Marc Noordam, Chair
Councillor Allan Rothwell
Councillor Dianne Diehl, Municipality of Huron East
Councillor Jeremy Matheson, Township of Perth East
Councillor Ryan Duck, Municipality of West Perth

ENGINEERS PRESENT Brandon Widner, P. Eng – Spriets Associates

STAFF PRESENT Sarah Carter – Acting Clerk/Legislative Services Supervisor
Lindsay Raftis – Legislative Services Assistant
Scott Richardson – Drainage Superintendent
Selene Mayhew – Development Coordinator
Sandy Little – Deputy Chief Administrative Officer

1. Call to Order the Court of Revision for the South Maitland Municipal Drain - Tanda Crossing, Los Crossing and Maintenance Schedule

Moved by: Allan Rothwell **Seconded by:** Dianne Diehl

THAT: The Court of Revision dealing with the South Maitland River Drain - Tanda Crossing, Los Crossing and Maintenance Schedule, is hereby open.

CARRIED

2. Land Acknowledgement Statement

Chair Noordam stated “We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship.”

3. Disclosure of Pecuniary Interest

There were none.

4. List of Appeals of Assessments

Clerk Carter indicated that there was an appeal received by David Ebersol which was included in the agenda package.

5. Comments from Engineer

Brandon Widner, P. Eng., Spriet and Associates was in attendance. Mr. Widner spoke to the appeal from Mr. Ebersol, explained how the landowners are assessed, and clarified that the assessments are pre-grant.

6. Verbal Appeals from Landowners

There were none.

7. Questions from the Court of Revision Members

There were none.

8. Any other questions from the landowners

There were none.

9. Court of Revision's Decision

Moved by: Dianne Diehl **Seconded by:** Jeremy Matheson

THAT: The Court of Revision hereby sustains the Schedule of Assessments of the Engineer to the Report for the South Maitland River Drain - Tanda Crossing, Los Crossing and Maintenance Schedule, prepared by Spriet Associates Engineers & Architects.

CARRIED

10. Adjourn

Moved by: Ryan Duck **Seconded by:** Allan Rothwell

THAT: The Court of Revision dealing with the South Maitland River Drain - Tanda Crossing, Los Crossing and Maintenance Schedule is hereby closed.

CARRIED

NORTH PERTH CEMETERY BOARD
MEETING MINUTES
Thursday, April 24, 2025
Committee Room, Municipal Office
1:30 PM

Present:	**Bruce Wilken** **Glenna Zister** **Terry Seiler** **Joan Rutherford** **Miles Dadson**
Staff:	**Jeff Newell** **Kevin Konings** **Nicole Johnston**
Absent:	
Guests:	**None**

1) **Call to Order:** Meeting was called to order at 1:30pm by Chair Bruce Wilken.

2) **Land Acknowledgement Statement:** Land Acknowledgement Statement was read by the Chair: "We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship."

3) **Approval of Agenda:**
MOVED BY Glenna Zister and seconded by Terry Seiler that the North Perth Cemetery Board agenda be approved as circulated.

MOTION CARRIED

4) **Declaration of Pecuniary Interest:** None.

5) **Approval of minutes from the last meeting:**
MOVED BY Joan Rutherford and seconded by Miles Dadson that the minutes of the Oct.10, 2024 meeting be approved as circulated.

MOTION CARRIED

6) **Financial Report**
Financial Report was distributed, reviewed and discussed.

MOVED BY Terry Seiler and seconded by Glenna Zister that the North Perth Cemetery Board financial report is accepted as presented.

MOTION CARRIED

7) **New Business –**

New Cemetery Update –A report went to Council a few months ago regarding the new cemetery property. Council is looking at different uses for the land by the cemetery on that road, but nothing has been confirmed, just discussions at this time. There are 30 acres and that space will not all be needed for the cemetery. There are still many years left at the old cemetery, so this planning is for far into the future. The cemetery will be at the north end, but we're not sure what else will be going there. It was suggested to get the designated areas so we could start planting trees now, and continue planting more each year so they can be more established by the time cemetery is built. The name for the new cemetery was also brought up again – Westview Cemetery is still preferred by this Committee. Jeff will discuss this with the CAO and look into doing a report for the naming of the cemetery and the tree planting.

Kevin discussed totals from burials and plot sales over the past several years. He also mentioned we are trying a new company for the columbarians and a local company for the cement work. 1854 was when the first burial at the Fairview Cemetery took place.

8) **Next Meeting –** We will aim for the fall. An email will be sent.

9) **Adjournment-** The meeting was adjourned on motion made by Miles Dadson and seconded by Joan Rutherford at 2:19pm.

MOTION CARRIED

___"Bruce Wilken"_____ **_____Sept.18, 2025_____**
Chair – Bruce Wilken **Date of Signature**

___"Nicole Johnston"_____ **_____Sept.18, 2025_____**
Secretary - Nicole Johnston **Date of Signature**

Perth County Joint Accessibility Advisory Committee Minutes
Tuesday, June 24, 2025
Perth County Courthouse, 1 Huron St, Stratford, ON

PRESENT: JAAC Chair Michael Doan
JAAC Member Karen Danis
Councillor Rhonda Ehgoetz
JAAC Member Sharon Flanagan
JAAC Member Ray Iredale
JAAC Member Vince Judge
JAAC Member Alice Mainland

REGRETS: JAAC Member Christy Bannerman
JAAC Member Shannon Palmer

STAFF: Tyler Sager, Manager of Legislative Services / Clerk
Jamie O'Leary, Legislative Assistant

1. CALL TO ORDER
Chair Doan called the meeting to order at approximately 1:32 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST – None

3. CONFIRMATION OF AGENDA

3.1 Confirmation of the Agenda - June 24, 2025

Moved by: JAAC Member Sharon Flanagan
Seconded by: JAAC Member Alice Mainland

THAT the June 24, 2025 Agenda be approved.

Carried

4. ADOPTION OF MINUTES

4.1 Adoption of the Joint Accessibility Advisory Committee Minutes for May 27, 2025

Moved by: JAAC Member Vince Judge
Seconded by: JAAC Member Karen Danis

THAT the Joint Accessibility Advisory Committee Minutes for May 27, 2025 be approved.

Carried

5. REPORTS

5.1 Clerk's Update

Moved by: JAAC Member Ray Iredale
Seconded by: JAAC Member Sharon Flanagan

THAT the Joint Accessibility Advisory Committee receives the "Clerk's Update" report for information.

Carried

6. CORRESPONDENCE

Moved by: JAAC Member Alice Mainland
Seconded by: JAAC Member Vince Judge

THAT the Joint Accessibility Advisory Committee receives correspondence items 6.1 to 6.4 for information.

Carried

7. OTHER BUSINESS – None

8. FUTURE MEETINGS

Sept 23, 2025 at 1:30 p.m.
Oct 28, 2025 at 1:30 p.m.
Nov 25, 2025 at 1:30 p.m.

9. ADJOURNMENT

9.1 Adjournment of Perth County Joint Accessibility Advisory Committee

Moved by: JAAC Member Ray Iredale
Seconded by: JAAC Member Karen Danis

THAT the Perth County Joint Accessibility Advisory Committee meeting be adjourned at approximately 1:44 p.m.

Carried

_____
Mike Doan, Chair

_____
Jamie O'Leary, Recording Secretary

NORTH PERTH COMMITTEE OF ADJUSTMENT

MEETING MINUTES

Date:	August 19, 2025
Time:	7:00 pm
Members Present	Duane Duck Earle Mayes Teresa O'Reilly Bruce Wilken
Members Absent	Brad Gibson Robert McLean
Staff Present	Nathan Garland Sally McMullen Lindsay Raftis

1. CALL TO ORDER

Chair Bruce Wilken, called the meeting to order for the North Perth Committee of Adjustment on August 19, 2025, at 7:00 p.m. held in the North Perth Municipal Office - Council Chambers.

2. LAND ACKNOWLEDGEMENT STATEMENT

“We acknowledge that we are on the traditional land of the Anishnaabe people. We wish to recognize the long history of Indigenous People of Canada and show our respect to them today. We recognize their stewardship of the land, may we all live with respect on this land and live in peace and friendship.”

3. REGULAR MEETING:

3.1 Approve/amend Agenda

Moved By: Duane Duck

Seconded By: Teresa O'Reilly

THAT: The meeting Agenda for tonight's meeting, be approved.

CARRIED

3.2 Disclosure of pecuniary interest and the general nature thereof.

No one present declared a pecuniary interest with items on the Agenda.

3.3 Adoption and signing of the minutes as circulated.

Moved By: Duane Duck

Seconded By: Teresa O'Reilly

THAT: The minutes of the June 17, 2025, Committee of Adjustment meeting, be approved as presented.

CARRIED

3.3.1 June 17, 2025 Committee of Adjustment Meeting Minutes

3.4 Business arising from the minutes

There was no business arising from the minutes.

3.5 Statement of Precedent

Chair Wilken read the statement of precedent, "that any decision reached by this Committee tonight can not be used to set a precedent."

4. NEW BUSINESS:

4.1 Application for Minor Variance (File No. 09-2025) by Southwood Homes & Designs Inc. on behalf of Simone Bailey-Millwood

Perth County Planner Nathan Garland provided a summary of the application and staff report.

Chair Bruce Wilken invited members of the gallery to provide a presentation or speak in opposition to the application. No one spoke in opposition.

Chair Wilken invited members of the gallery to provide a presentation or speak in support of the application. No one spoke in support.

Chair Wilken invited the applicant/agent to provide comments with respect to the application.

Simone Bailey-Millwood, applicant, advised that the air conditioner unit will be relocated to the back of the house.

Chair Wilken invited questions from members of the Committee. Committee members sought clarification with respect to the following:

- The Additional Residential Unit: Mr. Garland clarified the application and building permit process. Mr. Garland confirmed that the use of the unit did not factor into staff's recommendation.
- Relocation of the side entrance to the back of the house: Ms. Bailey-Millwood advised that there is a deck at the back of the house.
- Current state of the side entrance: Ms. Bailey-Millwood confirmed that there is no existing side entrance.
- Construction Concerns: Mr. Garland spoke to the options for construction to address the space constraints.

Chair Wilken invited final questions from members of the gallery. No questions were raised.

Moved By: Teresa O'Reilly

Seconded By: Earle Mayes

THAT: The North Perth Committee of Adjustment **approves** application file MV 9-2025 submitted by Southwood Homes and Design Inc. for lands described as Lot 31, Plan 44M66, as it relates to:

1. Relief from Section 5.1.3, to reduce the interior side yard width on the north side of the property from 1.2 m (3.9 ft) to 0.96 m (3.1 ft) to construct a retaining wall for an independent basement entrance to an additional dwelling unit, subject to the following conditions:
    i. That approval is granted for 18 months from the date of the Committee’s decision; and
    ii. That a lot grading and drainage plan completed by an P.Eng or OLS is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

4.2 Application for Minor Variance (File No. 10-2025) by Anju Bhutani on behalf of Romy Sharma

Perth County Planner Nathan Garland provided a summary of the application and staff report.

Chair Bruce Wilken invited members of the gallery to provide a presentation or speak in opposition to the application. No one spoke in opposition.

Chair Wilken invited members of the gallery to provide a presentation or speak in support of the application.

Romy Sharma, applicant, spoke to the events leading up to submitting the application and apologized for conducting construction prior to receiving proper approvals from the Municipality.

Chair Wilken invited questions from members of the Committee. Committee members sought clarification with respect to the following:

- The current state of the project: Mr. Garland advised that the construction on the subject property has already been completed.
- Future construction of a neighbouring house: Mr. Garland spoke to the side yard setbacks.
- Building Code Compliance: Sally McMullen, Chief Building Official, clarified that a building permit cannot be issued without zoning compliance.
- Additional Survey Requirement: Mr. Garland and Ms. McMullen advised that the Building Department will be working with the applicant to ensure future compliance. Ms. McMullen further advised that the current stairwell is located within the lot line as proven in a recent survey.

Chair Wilken invited final questions from members of the gallery. No questions were raised.

Moved By: Teresa O'Reilly

Seconded By: Duane Duck

THAT: The North Perth Committee of Adjustment **approves** application file MV 10-2025 submitted by Romy Sharma for lands described as Lot 13, Plan 44M76, as it relates to:

1. Relief from Section 5.1.3, to reduce the interior side yard width on the west side of the property from 1.2 m (3.9 ft) to 0.06 m (0.2 ft) to recognize a recently constructed retaining wall and stairs for a basement entrance subject to the following conditions:

    i. That approval is granted for 18 months from the date of the Committee’s decision;

ii. That construction of the proposed drainage system be completed prior to issuance of a building permit; and

iii. That a lot grading and drainage plan completed by a P.Eng or OLS is submitted and approved to the satisfaction of the North Perth Building Department.

CARRIED

5. OTHER BUSINESS:

There was no other business matters.

6. CORRESPONDENCE:

There was no correspondence.

7. ADJOURN:

Moved By: Teresa O'Reilly

Seconded By: Earle Mayes

THAT: The meeting be adjourned at 7:39 p.m.

CARRIED

"Original signed by Bruce Wilken"
_____

Chair

"Original signed by Lindsay Raftis"
_____

Secretary-Treasurer

To:	Warden Kellum and Members of Council
Meeting Date:	September 18, 2025
Prepared By:	Marvin Smith, Perth County Forestry Inspector
Subject:	July 2025 Forestry Inspector's Report

Recommended Action:
THAT Council receives the "July 2025 Forestry Inspector's Report" for information.

Executive Summary:
In the month of July 2025, Marvin Smith, Forestry Inspector, completed 4 inspections in response to the submission of a Notice of Intent and 1 inspection in response to a request from a landowner.

Background Information:
Marvin Smith, Forestry Inspector, completed the following inspections in response to the filing of a Notice of Intent, receiving a request from a landowner, observation, or receiving a complaint:

Comments:
1. July 29, 2025
Pt Lot 17, Concession 6; North Easthope Ward; Township of Perth East

At the request of the landowner, the Forestry Inspector met with them at the property to determine if their plan to construct a new residence would conflict with the Perth County Forest Conservation By-law. The landowner had outlined with stakes the area to be affected by construction. Because this staked area did not contain sufficient numbers of trees to constitute a woodlot, the Forestry Inspector advised the landowner that the By-law would have no jurisdiction over this project.

2. September 6, 2019; September 10, 2019; September 11, 2019; October 2, 2019; February 8, 2020; February 15, 2022; March 16, 2023; March 21, 2023; March 28, 2023; November 19, 2024; March 22, 2025; July 9, 2025
Lots 3, 4, 7, 8, 13, 14, 16, 17, Concessions 8, 9, 11; Gore of Downie Ward; Township of Perth South

Logging was carried out by a professional contractor. These woodlands were marked prior to logging according to a silvicultural prescription prepared by a member of the Ontario Professional Foresters Association. Many undersize trees were marked according to good forestry practices, and some "legal-size" trees were retained as future growing stock. Logging injury to residual trees was at a normal level, and rutting was minor.

3. October 12, 2023; October 23, 2024; July 9, 2025
Pt Lot 12, Concession 3; Wallace Ward; Municipality of North Perth

Logging was carried out by a professional contractor. No cutting of undersize trees was observed. Logging injury to residual trees was at a normal level, and rutting was minor.

4. November 27, 2019; March 17, 2025; July 10, 2025
Lot 2, Concession 8; Gore of Downie Ward; Township of Perth South

Logging was carried out by a professional contractor. This woodland was marked prior to logging according to a silvicultural prescription prepared by a member of the Ontario Professional Foresters Association. Many undersize trees were marked according to good forestry practices, and some "legal-size" trees were retained as future growing stock. Logging injury to residual trees was at a normal level, and rutting was minor.

5. January 29, 2025; July 11, 2025
Lot 15, Concession 2; North Easthope Ward; Township of Perth East

Logging was carried out by a professional contractor. No cutting of undersize trees was observed. Logging injury to residual trees was at a normal level, and rutting was minimal.

Public Engagement:
This report meets the ‘Inform’ level of the Community Engagement Framework serving to keep Council and the Public informed.

Financial Implications:
Costs associated with enforcement of the Forestry By-law are reflected in the annual operating budget (Legislative Services Division).

Connection to Strategic Plan:
Regionalization & Service Effectiveness
Customer Service Excellence

Reviewed By:
Tyler Sager, Manager of Legislative Services / Clerk
Marion McKeen, Acting Executive Director Corporate Services / Director of Human Resources
Lori Wolfe, CAO

COUNTY UPDATE



July August 2025

WELCOME!

Welcome to the Perth County Update!
This newsletter provides an overview of activities at County Council as well as highlights about County projects.

For more information on any of the projects listed in this newsletter, please visit: **www.perthcounty.ca** or email **info@perthcounty.ca**

IN THIS EDITION

County Council

- Presentation: Newcomer Experiences of Housing in Huron and Perth
- Planning
- Development Charges Feasibility Study Project
- Mental Health Strategy for Public Safety Personnel
- Perth County Stewardship Program - Living Snow Fence Stream

Updates

- Comprehensive Zoning By-Law Review Project
- Paramedic Services Funding
- New Living Snow Fence Funding

Staff Updates

- Assistant Prosecutor

PERTH COUNTY COUNCIL



County Council met on July 3 and August 7, 2025. All reports referenced below are available on Perth County's website, or by contacting Legislative Services: **clerk@perthcounty.ca**

PUBLIC MEETINGS & DELEGATIONS

July 3 - Planning Public Meeting - Official Plan Amendment 234 - Hyde - Link to the report
August 7 - Presentation: Newcomer Experiences of Housing in Huron and Perth - Mark Nonkes, Manager, Huron County Local Immigration Partnership - Link to Presentation

OFFICE OF THE CAO

July 3 - Official Plan Amendment 234 - Hyde - Link to the Report
July 3 - Application for Draft Plan of Vacant Land Condominium Extension - WP 19-02 - K&D Rose Construction - Link to the Report
August 7 - Human Resources and Health and Safety Policy Updates - Link to the Report

CORPORATE SERVICES DEPARTMENT

July 3 - May 2025 Forestry Inspector's Report - Link to the Report
July 3 - 2024 Draft Consolidated Financial Statement - Link to the Report
July 3 - Development Charges Feasibility Study Project - Link to the Report
August 7 - June 2025 Forestry Inspector's Report - Link to the Report
August 7 - Corporate Services June 2025 Report - Link to the Report
August 7 - Cost of Living Adjustment 2026 - Link to the Report
August 7 - 2025 Q2 Operating and Capital budget Mid -Year Financials - Link to the Report

PERTH COUNTY COUNCIL



CONTINUED

PARAMEDIC SERVICES DEPARTMENT

July 3 - Mental Health Strategy for Public Safety Personnel (MHS4PSP) Solicitor General Grant Program - Link to the Report

PUBLIC WORKS DEPARTMENT

July 3 - Perth County Stewardship Program - Living Snow Fence Stream Criteria - Link to the Report
July 3 - Intersection Review - Perth Line 88 & Perth Road 178 - Link to the Report
August 7 - Supply of Bulk Highway Salts - Link to the Report
August 7 - Delivery and Hauling of Bulk Highway Salts - Link to the Report
August 7 - Tender Results-Janitorial Services - Link to the Report

COUNCIL REPORTS

July 3 - Warden's Activity Report - June 2025 - Link to the Report
August 7 - Warden's Activity Report – July 2025 - Link to the Report
August 7 - Councillor Ehgoetz & Councillor Smith - Twin City - Neresheim, Germany - Link to the Report





UPDATES

COMPREHENSIVE ZONING BY-LAW REVIEW PROJECT BEGINS!

Perth County is currently undertaking a comprehensive Zoning By-law Review for Perth East, Perth South, West Perth, and North Perth. A comprehensive review of the Zoning By-laws is required to ensure that each Zoning By-law:

- Conforms to the County's Official Plan
- Aligns with Section 34 (1) to 34 (5.1) of the *Planning Act*
- Regulates the use of land, as permitted through the *Planning Act*, and directs the use of by-laws under the *Municipal Act* for matters not related to land use
- Is consistent with the Provincial Planning Statement
- Is reflective of current zoning trends and best practices

WHAT IS ZONING?

Zoning is a tool municipalities use to decide how individual parcels of land can be used in different areas of a community. It divides land into categories like residential, commercial, industrial, or agricultural and sets out rules about what can be built, where, and how. These rules cover things like building size, lot dimensions, and where parking should go.

Zoning is important because it helps make sure different land uses are located in the right places, so we don't have a factory built next to a family home or a shopping plaza built in the middle of a farm field. It protects important lands, like farmland and natural areas, while also making sure there's enough space for things like housing, businesses, and parks. In a place like Perth County, where agriculture is a key part of the economy and rural character is important, zoning helps balance the need for growth with the need to protect what makes the community special.

More information is available on the project page: **www.perthcounty.ca/zblreview**

CURRENT PROJECT STATUS

The project team is currently undertaking a detailed technical review of overarching guiding planning policies that direct how land shall be used within the Province to understand the key issues and opportunities needing to be addressed through each Zoning By-law. The review being undertaken also presents an opportunity to understand how other local plans, strategies, and initiatives relate to land use and how the Zoning By-laws can further these initiatives. The Phase 1 report will be finalized and published in Fall 2025 and the contents of the report will form the basis for the Zoning By-law review, which will include a series of directions and recommendations to guide the preparation of the draft Zoning By-laws.



UPDATES

CONTINUED

PARAMEDIC SERVICES FUNDING

Paramedic Services has received word of several funding opportunities:

- **Grant funding for health care referrals** - Earlier this year the team applied for a Social Prescribing grant through Health Excellence Canada. Perth County Paramedic Services been advised that we will be awarded $30,000 to support the formalization of this work in our communities. Social prescribing enables healthcare providers to refer people to local, non-clinical services, including community and social services. The team is looking forward to working with other community partners to identify and connect our clients with meaningful resources.

- **Community Paramedic Program Funding** – The Province announced $89 million in permanent funding for Community Paramedic programs across Ontario, there will be more information to follow outlining distribution, but staff are excited to see this important work being recognized. Staff continue to work with system partners and identify needs in Perth County. Please see the article: https://news.ontario.ca/en/release/1006273/ontario-investing-89-million-to-help-people-age-safely-at-home





UPDATES

CONTINUED

SERVICE ONTARIO HAS MOVED

County staff are reminding the public that the ServiceOntario location in Stratford has moved from the Courthouse campus to 59 Lorne Avenue East, Unit B.



NEW LIVING SNOW FENCE FUNDING

The Fall intake for the County's Stewardship Program is now Open.
Applications close September 15, 2025
The Fall intake includes 4 application streams:

- **The Landowner Stream** supports Landowners planting 50+ trees and shrubs on privately owned lands.
- **The Community Stream** supports Non-profit groups or Municipalities planting trees or tree distribution programs.
- **The Woodland Stream** supports Landowners in the planting 50+ trees and shrubs on privately owned lands.
- **The Living Snow Fence Stream** supports Landowners planting windbreaks along roadways, 25-35 metres off the road edge, on privately owned lands.



KEY INFORMATION

- **Fall intake closes:** September 15, 2025
- **Spring 2026 intake opens:** October 1, 2025
- **More information:** www.perthcounty.ca/stewardship



UPDATES

CONTINUED

JAAC MEMBER HONOURED



On Thursday, August 7th, 2025 Warden Doug Kellum along with Joint Accessibility Advisory Committee (JAAC) Chair Michael Doan presented a "Recognition of Service" plaque to former JAAC Chair, Dennis Manarey.

Dennis was involved in the JAAC for over 15 years, and was a valuable accessibility advocate to the Committee and the County as a whole. The Warden acknowledged his contributions and thanked Dennis for his years of service.

WHAT IS THE JOINT ACCESSIBILITY ADVISORY COMMITTEE?

The Perth County Joint Accessibility Advisory Committee (JAAC) is a resource for guiding decision-making throughout both the Upper and Lower Tier Municipalities. The Joint Accessibility Advisory Committee (JAAC) shall promote accessibility within the community to increase education and awareness. This aim shall be achieved through the review of municipal policies, programs and services and the identification, removal and prevention of barriers faced by persons with disabilities.

The JAAC is comprised of 9 members, with a majority of the members of the JAAC being persons with disabilities as prescribed in the Ontarians with Disabilities Act, 2001. There shall be a minimum of one member from each of the Lower Tier Municipalities. The composition shall be: 7 volunteer citizens, 1 organization representative (Alzheimer Society), and 1 Council representative.



STAFF UPDATES



ASSISTANT PROSECUTOR



Courtney Owen Joined Perth County on July 3, 2025 as Assistant Prosecutor. Before her current role, Courtney worked with X-Copper Legal Services, where she represented clients in a wide range of traffic and provincial offence matters. Her experience there sharpened her skills in negotiation, legal strategy, and client advocacy. Courtney is passionate about upholding the principles of justice and fairness, and she looks forward to contributing to the safety and well-being of the Perth County community through her work with the Prosecution Division. Outside of work, she has a love for travel, discovering new music, and she never passes up the chance to dive into a good book or try a new café.



Membership Minutes

Membership Meeting #6-2025

June 18, 2025

Members Present: Alison Lobb, Ed McGugan, Alvin McLellan, Sharen Zinn, Megan Gibson, Andrew Fournier, Matt Duncan, Anita Van Hittersum, Evan Hickey

Members Absent: Ed Podniewicz, Vanessa Kelly

Staff Present: Phil Beard, General Manager-Secretary-Treasurer
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Services Coordinator
Jason Moir, FRCA Parks Supervisor
Patrick Huber-Kidby, Supervisor of Planning & Regulations
Shannon Miller, Restoration Supervisor
Erica Magee, Executive Assistant

1. Call to Order

Chair, Ed McGugan, welcomed everyone and called the meeting to order at 7:00pm.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.

3. Minutes

The minutes from the Maitland Valley Conservation Authority (MVCA) General Membership Meeting #5-2025 held on May 21, 2025.

Motion FA #66-25
Moved by: Megan Gibson **Seconded by: Alvin McLellan**
THAT the minutes from the General Membership Meeting #5-2025 held on May 21, 2025, be approved.
(carried)

4. Business out of the Minutes:

a) Solar System Installation Falls Reserve Conservation Area: Report #42-2025

Report #42-2025 was presented and the following motion was made:

Motion FA #67-25
Moved by: Anita Van Hittersum **Seconded by: Megan Gibson**
THAT MVCA Members agree with the restrictions currently in place regarding solar systems at FRCA.
AND THAT the decision of the Members be communicated to Mr. Shatz.
(carried)

b) Additional Amendments to Records Retention Policy Report #43-2025

Report #43-2025 was presented and the following motion was made:

Motion FA #68-25
Moved by: Alison Lobb **Seconded by: Evan Hickey**
THAT MVCA's Records Retention Policy be amended to incorporate the additional revisions outlined in Report 43-2025 and detailed in the attached track-changes copy of the Records Retention Policy.
(carried)

5. Presentations:

a) 2025 Work Plan Highlights: Jayne Thompson, Communications/IT/GIS Coordinator
b) Resilient Agricultural Landscape Program Funding: Shannon Millar, Restoration Supervisor

6. Business Requiring Direction and or Decision:

a) 2025 Work Plan and Budget Update: Report #44a&b-2025

Report #44-2025 was presented to the members and the following motion was made:

Motion FA #69-25
Moved by: Megan Gibson **Seconded by: Sharen Zinn**
THAT the budget update outlined in Report #44b-2025 be accepted as presented.
(carried)

b) Insurance Coverage on Infrastructure Constructed by Other Groups on Conservation Authority Land: Report #45-2025

Report #45-2025 was presented and the following motion was made:

Motion FA #70-25
Moved by: Sharen Zinn **Seconded by: Evan Hickey**
THAT MVCA insure the replacement value on infrastructure that is donated by other groups that is not essential for MVCA operations and that is approved by MVCA;
AND THAT MVCA provide consistency in insuring donations of infrastructure that is constructed by others on Authority lands;
AND THAT moving forward, any infrastructure being donated or placed on MVCA property would have insurance coverage in place as determined by the Members.
(carried)

Motion FA #71-25
Seconded by: Alison Lobb **Seconded by: Sharen Zinn**
THAT donations installed on MVCA lands and property be insured for replacement value.
(carried)

Motion FA #72-25
Moved by: Matt Duncan **Seconded by: Alvin McLellan**
THAT once a building or asset is determined to be surplus to the Authority's needs, the asset is insured for salvage value only.
(carried)

Motion FA #73-25
Moved by: Anita Van Hittersum **Seconded by: Evan Hickey**
THAT assets deemed as low risk of loss not be insured.
(carried)

c) Wawanosh Campground Tour: Report #46-2025

Report #46-25 was presented and the following motion was made:

Motion FA #74-25
Moved by: Evan Hickey **Seconded by: Alison Lobb**
THAT the Members tour the Wawanosh Campground on Wednesday, August 27th from 6pm to 8pm to have an overview of the operations and to see the park layout and infrastructure prior to the report being presented.
(carried)

7. Consent Agenda:

The following items were circulated to the Members for their information:

a) Revenue/Expenditure Report for May: Report #47-2025
b) Agreements Signed: Report #48-2025
c) Bill 5 Conservation Ontario Comments attached
d) Carbon Footprint Initiative Meeting Summary: Report #49-2025

Motion FA #75-25
Moved by: Megan Gibson **Seconded by: Alvin McLellan**
THAT Reports #47-25 through #49-25 along with the respective motions as outlined in the Consent Agenda be approved.
(carried)

8. Chair and Members Report:

Chair, McGugan mention that he and Phil will be attending the SVCA's 75th anniversary on July 29, 2025. He also noted that he had attended the MCF Donor Luncheon on June 10th in Brussels.

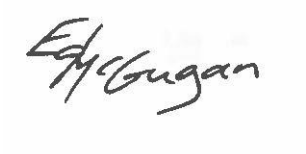
9. Closed session

Motion FA #76-25
Moved by: Anita Van Hittersum **Seconded by: Sharen Zinn**
THAT the members move into a closed session.
(carried)

Motion FA #77-25
Moved by: Matt Duncan **Seconded by: Megan Gibson**
THAT the members move back into open session.
(carried)

10. Adjournment: – Next Meeting Date, Wednesday, September 17, 2025, at 7:00pm at the Administration Centre in Wroxeter.

Motion FA #78-25
Moved by: Alison Lobb **Seconded by: Sharen Zinn**
THAT the Members Meeting be adjourned at 9:10pm.
(carried)





Ed McGugan
Chair

Phil Beard
General Manager / Secretary-Treasurer

Grand River Conservation Authority

Summary of the General Membership Meeting – September 26, 2025

To GRCA/GRCF Boards and Grand River watershed municipalities - Please share as appropriate.

Action Items

The Board approved the resolutions in the following reports as presented in the agenda:

- GM-09-25-83 - Financial Summary
- GM-09-25-85 - Nature Centre Cleaning Contract
- GM-09-25-86 - Scoped Agricultural Policy Review - Amendments to the Policies for the Administration of Ontario Regulation 41/24
- GM-09-25-C16 – Security of Property (Closed agenda)

Information Items

The Board received the following reports as information:

- GM-09-25-88 - Chair's Report
- GM-09-25-84 - Draft Budget 2026 - Timelines and Considerations
- GM-09-25-82 - Cash & Investment Status
- GM-09-25-87 - Current Watershed Conditions

Correspondence

The Board received the following correspondence:

- City of Guelph - 2026 Tax-supported budget forecast

Source Protection Authority Correspondence & Action Items

The General Membership of the GRCA also acts as the Source Protection Authority Board.

- SPA-09-25-01 - Update on consultation on Guelph/Guelph-Eramosa water quantity policies

For full agendas and reports, and past minutes, please refer to our Board meeting calendar. The minutes of this meeting will be posted on following approval at the next meeting of the General Membership.

You are receiving this email as a GRCA board member, GRCF board member, or a Grand River watershed member municipality. If you do not wish to receive this monthly summary, please respond to this email with the word ‘unsubscribe’.

From: Minister, MECP (MECP) <Minister.MECP@ontario.ca>
Sent: Wednesday, October 1, 2025 12:22:43 PM
Subject: Letter from the Honourable Todd McCarthy, Minister of the Environment, Conservation and Parks / lettre de l'honourable Todd McCarthy, ministre de l'Environnement, de la Protection de la nature et des Parcs

CAUTION: This email originated from outside of the Municipality. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

As you know, Ontario is transitioning the blue box system from municipal control to a producer-run model where Producer Responsibility Organizations (PROs) will be running a province-wide blue box collection system. This will save municipalities over $171 million annually and the transition will be complete in 2026.

I am writing today to confirm that, under the Blue Box Regulation, PROs are not, and have never been, responsible for collecting blue box waste from industrial, commercial, and institutional (IC&I) sources. In addition, PROs have indicated that, beginning in 2026, they will not voluntarily continue to offer this service to municipalities who are willing to pay for it as they have been doing for some small IC&I locations during the transition.

As PROs have been communicating since 2023, this means that municipalities will need to continue to work with their small IC&I establishments to identify the best path forward for collection in their communities. It is the ministry's understanding that many municipalities have already started this work to be ready for January 1, 2026.

This is not the outcome I had hoped for when I wrote PROs on June 4, 2025, to ask them to prepare an offer of service that would continue small IC&I collection at municipal cost. I had heard from municipalities and PROs that PROs could leverage the province-wide blue box collection system to offer a cost-effective option for municipalities to consider.

Unfortunately, on September 19, 2025, PROs indicated that they would not be able to fulfill my initial direction. They identified operational, infrastructure, and financial challenges to providing small IC&I collection that would make it impractical and unaffordable for most municipalities and potentially disruptive for the residential collection run by PROs.

While I remain disappointed that the design of the proposal does not support broader

curbside collection, leaving a gap in service across municipalities, I am pleased that PROs have agreed to work with communities that rely on depots for blue box collection to facilitate small IC&I collection. They are proposing to allow for comingling of residential and small IC&I blue box in shared depot containers. This means that municipalities will not have to plan and pay for separate depot containers for small IC&I blue box waste, which would add cost and burden. Under the PROs' proposed approach, PROs will be responsible for hauling and recycling the estimated share of collected recyclables from residential sources, and municipalities will be responsible for hauling and recycling the estimated share from small IC&I establishments.

I am very disappointed that PROs were not able to deliver an offer for small IC&I collection. However, I also recognize that the vast majority of businesses in Ontario arrange their own recycling collection through private contracts, or through an arrangement with their municipalities. While PROs will not be making municipalities an offer for small IC&I collection, these private sector solutions are still available to municipalities. If municipalities are not going to offer this service to businesses, proactive communication will be needed to inform individual businesses and business associations of the need to organize recycling independently.

My government is committed to the best possible blue box system for both producers and municipalities. To this end, we will be considering improvements to the system over the coming year. As this occurs, we will be looking into how any changes to the Blue Box Regulation could leverage the producer-run system and support our communities, small businesses, and institutions to cost-effectively maintain blue box services.

My ministry will be in touch with further information over the coming months as we move forward on this initiative. In the meantime, if you have questions about the PROs' offer to facilitate small IC&I collection in depot communities, please contact info@circularmaterials.ca.

Thank you for your continued support of the transition to producer responsibility. This transition will improve the amount of material recycled in Ontario and save money for municipalities.

Todd McCarthy
Minister of the Environment, Conservation and Parks

Bonjour,

Comme vous le savez, l'Ontario effectue la transition du système des boîtes bleues, en passant d'un contrôle municipal à un modèle exécuté par les producteurs dans

lequel les organismes assumant les responsabilités d'un producteur exploiteront un système de collecte des matériaux destinés aux boîtes bleues à l'échelle de la province. Ce transfert de responsabilités permettra aux municipalités d'économiser annuellement plus de 171 millions et cette transition sera achevée en 2026.

Je vous écris aujourd'hui afin de clarifier et de confirmer qu'en vertu du règlement sur la boîte bleue, les organismes assumant les responsabilités d'un producteur ne sont pas responsables, et ne l'ont jamais été, de la collecte de déchets destinés à la boîte bleue issus de sources industrielles, commerciales et institutionnelles (ICI). De plus, ces organismes ont indiqué qu'à partir de 2026, ils ne continueront plus volontairement à offrir ce service aux municipalités qui sont prêtes à payer pour ce service comme elles le font pour de petits établissements des secteurs ICI pendant la transition.

Comme les organismes assumant les responsabilités d'un producteur l'indiquent depuis 2023, cela signifie que les municipalités devront continuer à collaborer avec leurs petits établissements ICI pour déterminer la meilleure voie à suivre pour la collecte dans leurs collectivités. Le ministère croit savoir que de nombreuses municipalités ont déjà commencé ce travail pour être prêtes le 1er janvier 2026.

Ce n'était pas le résultat que j'espérais lorsque j'ai écrit aux organismes assumant les responsabilités d'un producteur, le 4 juin 2025, pour leur demander de préparer une offre de services qui permettrait de poursuivre les petites collectes pour les secteurs ICI aux frais des municipalités. Les municipalités et ces organismes m'ont indiqué que les organismes assumant les responsabilités d'un producteur pourraient tirer parti du système de collecte des matériaux destinés aux boîtes bleues à l'échelle de la province pour offrir une option rentable aux municipalités.

Malheureusement, le 19 septembre 2025, ces organismes ont indiqué qu'ils ne seraient pas en mesure de répondre à mon orientation initiale. Ils ont ciblé des problèmes d'infrastructures, d'ordre financier et d'ordre opérationnel limitant leur capacité à fournir de petites collectes de matériaux ICI, les rendant impossibles à réaliser et inabordables pour la plupart des municipalités. De plus, ces difficultés risquaient de créer d'éventuelles interruptions dans la collecte résidentielle exécutée par ces organismes.

Malgré ma déception sur la conception de la proposition qui ne prend pas en charge une collecte plus large sur le trottoir, laissant ainsi une lacune de service dans les municipalités; je suis ravi de constater l'engagement d'un travail collaboratif des organismes assumant les responsabilités d'un producteur avec les collectivités qui comptent sur les dépôts pour la collecte des boîtes bleues, afin de faciliter les petites collectes de déchets ICI. Ces organismes proposent de permettre le regroupement des boîtes bleues résidentielles et ICI dans des conteneurs de dépôts partagés. Cela permettra aux municipalités de ne pas avoir à planifier et à payer pour des conteneurs de dépôts séparés pour les petits déchets ICI destinés aux boîtes bleues et ainsi d'empêcher l'augmentation de leurs coûts et de leurs frais généraux. Selon l'approche proposée par ces organismes, ceux-ci seront responsables du transport et

du recyclage pour la partie estimée des sources résidentielles collectées et les municipalités pour la partie estimée des sources ICI collectées de petits établissements.

Je suis très déçu que les organismes assumant les responsabilités d'un producteur n'aient pas été en mesure d'accomplir une offre de collecte des déchets ICI issus des petits établissements. Cependant, je reconnais également que la grande majorité des entreprises en Ontario organisent leur propre collecte de recyclage par le biais de contrats privés ou d'ententes avec leur municipalité. Bien que ces organismes n'offrent pas aux municipalités une petite collecte sélective de déchets ICI, les solutions du secteur privé sont toujours disponibles pour les municipalités. Si les municipalités n'offrent pas ce service aux entreprises, elles devront le communiquer de manière proactive afin que les entreprises individuelles et les associations commerciales puissent organiser le recyclage de manière indépendante.

Mon gouvernement s'est engagé à fournir le meilleur système de boîtes bleues possible aux producteurs et aux municipalités. À cette fin, nous envisagerons d'améliorer ce système au cours de la prochaine année. Au fur et à mesure du processus, nous examinerons quelles sont les modifications adéquates à apporter au règlement sur la boîte bleue pour tirer parti du système exploité par les producteurs et aider nos collectivités, nos petites entreprises et nos institutions à maintenir les services de collecte des boîtes bleues de manière rentable.

Mon ministère vous informera au cours des prochains mois, au fur et à mesure que nous progressons dans cette initiative. En attendant, si vous avez des questions sur l'offre des organismes assumant les responsabilités d'un producteur pour faciliter les petites collectes de matériaux recyclables issus de sources industrielles, commerciales et institutionnelles dans les dépôts des collectivités, veuillez communiquer à info@circularmaterials.ca.

Nous vous remercions de votre soutien continu de la transition vers la responsabilité des producteurs. Elle permettra d'augmenter la quantité de matériaux recyclés en Ontario et fera économiser de l'argent aux municipalités.

Todd McCarthy
Ministre de l'Environnement, de la Protection de la nature et des Parcs

From: Michelle Courtney <michelle@bra.org>
Sent: Wednesday, October 1, 2025 1:59 PM
Subject: Update on Small IC&I Recycling Collection

CAUTION: This email originated from outside of the Municipality. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members and Municipal Staff,

You may have received the letter from the Ministry of the Environment, Conservation and Parks regarding the decision by Producer Responsibility Organizations (PROs) not to continue collection of small Industrial, Commercial, and Institutional (IC&I) recycling as of January 2026.

While we are extremely disappointed by this decision, I want to assure you that the Bluewater Recycling Association will continue to collect IC&I material as we always have. You and your communities can rely on us to provide the same dependable level of service.

That said, there will be some operational changes as we adapt to this new framework:

1. **Separate collection trucks** will be used to service IC&I wheelie bins, independent from residential recycling routes.
2. **Red lids** will be installed on IC&I wheelie bins so they can be easily distinguished from residential bins.
3. **Collection days and frequency** for IC&I recycling may change. We will be working through these adjustments over the next month.
4. **Site visits** – Between now and end of December, our team will visit all IC&I locations to swap lids and confirm updated collection schedules with businesses.
5. **Pricing** – As outlined in our budget communication, IC&I collection fees for member municipalities will increase in line with the September CPI. Importantly, the Association will absorb all additional costs throughout 2026, giving municipalities the time needed to fully understand the changes and prepare. Beginning in Q1 2026, we will share detailed cost per bin and operational information so municipalities can plan. No further cost increases will take effect until 2027, by which time the requirements will be fully clarified and the new collection structure finalized.

We understand that this transition presents challenges, but we remain committed to supporting our municipal partners and ensuring IC&I recycling services continue smoothly. Please don't hesitate to reach out if you have any questions or wish to discuss these changes further.

Thanks,

Michelle Courtney, CPA, CA
President & CEO

Bluewater Recycling Association
📍 P.O. Box 547
415 Canada Avenue
Huron Park, ON N0M 1Y0
📞 519.228.6678 ext. 224
📠 519.228.6656
✉️ michelle@bra.org
🌐 www.bra.org

Ontario Municipal Water Association

FOR IMMEDIATE RELEASE

OMWA declares October 23rd as Operator Appreciation Day
A day to honour the essential work of Water, Wastewater, and Stormwater Operators across the Province
The Ontario Municipal Water Association (OMWA) is proud to announce the official proclamation of ***October 23rd as Operator Appreciation Day***—a day dedicated to recognizing the vital contributions of Ontario's water, wastewater, and stormwater operators.

These dedicated professionals are the unsung heroes working tirelessly behind the scenes to ensure the delivery of clean, safe drinking water, the effective treatment of wastewater, and the sound management of stormwater systems. Their efforts are critical to safeguarding public health, protecting the environment, and supporting the resilience of communities across the province.

Water operators oversee complex treatment systems, monitor water quality, and respond to system demands and emergencies to ensure continuous access to safe water. Wastewater operators are responsible for the collection and treatment of sewage and industrial waste, preventing pollution in our rivers, lakes, and natural ecosystems. Stormwater operators protect properties and infrastructure by managing runoff, reducing flood risk, and enhancing water quality through innovative green infrastructure.

"Operators are the backbone of Ontario's water infrastructure," said Justin Pulleyblank, President of OMWA. *"Their dedication and expertise ensure that our communities remain safe, healthy, and sustainable. Operator Appreciation Day is a well-deserved recognition of their hard work and commitment."*
OMWA encourages municipalities, utilities, and residents across Ontario to participate in celebrating and thanking these essential workers on October 23rd.

Let us take this opportunity to shine a light on the vital services they provide every day.

For more information, visit *www.omwa.org.*

Media Contact: Nick Benkovich
Ontario Municipal Water Association
admin@omwa.org

Click here to download proclamation

OMWA
Ontario Municipal Water Association

PROCLAMATION

Whereas, Water, Wastewater & Stormwater Operators are essential to long-term, sustainable access to safe and reliable drinking water in our communities.

Whereas, their work is vital to the health and safety of our communities.
They are responsible for monitoring the operation of water systems and facilities, conducting routine maintenance, adjusting treatment processes, identifying and addressing equipment issues, ensuring that the water quality meets or exceeds legislative guidelines and ensures distribution of clean, safe and reliable drinking water.

Whereas, Wastewater Operators are essential to communities to provide citizens with the monitoring and treatment of wastewater.

Whereas, their work is vital to ensuring reliable wastewater conveyance and treatment by operating wastewater facilities and equipment to purify and treat waste water and to dispose of sewage by cleaningand maintaining collections systems, facilities, equipment, tanks, filter beds and other work areas.

Now, Therefore, I _____ Mayor of the Town of _____ on behalf of the Town Council, Community at large now call upon all citizens of the Town of _____ to observe the day of October 23rd as *Water & Wastewater & Stormwater Operators Appreciation Day.*



CANTON DE Bonfield TOWNSHIP

BONFIELD TOWNSHIP
OFFICE OF THE DEPUTY CLERK
365 HIGHWAY 531
BONFIELD ON P0H 1E0
Telephone: 705-776-2641 Fax: 705-776-1154
Website: http://www.bonfieldtownship.com
Email: deputyclerk@bonfieldtownship.com

September 24, 2025

To: The Right Honourable Mark Carney

Subject: Urgent Appeal Regarding Canada Post Labour Dispute and Impact on Municipal Communications

Dear Mr. Carney

On behalf of the Council of the Township of Bonfield, I am writing to express our concern regarding the ongoing labour dispute between Canada Post and the Canadian Union of Postal Workers (CUPW), which remains unresolved despite months of negotiations.

As you are aware, CUPW has suspended the delivery of flyers nationwide in an effort to encourage Canada Post to return to the bargaining table. While we respect the rights of workers to collectively bargain, this suspension has had a significant impact on businesses, non-profit organizations, and municipal governments, limiting our ability to communicate essential information to our residents.

The Township of Bonfield, like many rural municipalities, has limited internet connectivity and relies heavily on Canada Post for the distribution of newsletters and other important communications. The interruption in mail services directly affects our capacity to keep residents informed on municipal matters, emergency notifications, and other critical community information.

Therefore, be advised that the Council of the Township of Bonfield:

1. Urges the Canadian Union of Postal Workers and the Federal Government to promptly return to the negotiating table; and
2. Calls upon CUPW to reconsider the suspension of flyer deliveries, including municipal communications, to ensure the continued dissemination of critical community information.

A copy of this resolution has been sent to the Nipissing–Timiskaming MP, Pauline Rochefort, Nipissing MPP, Vic Fedeli, Canada Post, the CUPW President, FONOM, and AMO.

We respectfully request your attention to this matter to help facilitate a timely resolution, ensuring that municipalities like Bonfield can continue to effectively communicate with their residents.

Thank you for your consideration.

Sincerely,

Andrée Gagné
Deputy Clerk-Treasurer
Township of Bonfield

BONFIELD TOWNSHIP
OFFICE OF THE DEPUTY CLERK
365 HIGHWAY 531
BONFIELD ON P0H 1E0
Telephone: 705-776-2641 Fax: 705-776-1154
Website: http://www.bonfieldtownship.com
Email: deputyclerk@bonfieldtownship.com

RESOLUTION OF COUNCIL
September 23rd, 2025

Motion 5
Moved by Councillor MacInnis Seconded by Councillor Corbett
WHEREAS the labour dispute between Canada Post and the Canadian Union of Postal Workers (CUPW) remains unresolved despite months of negotiations; AND WHEREAS CUPW has suspended the delivery of flyers nationwide in an effort to bring Canada Post back to the bargaining table; AND WHEREAS this suspension significantly impacts businesses, non-profit organizations, and municipal governments, limiting their ability to communicate essential information; AND WHEREAS many rural municipalities, including the Township of Bonfield, have limited internet connectivity and rely heavily on Canada Post for the distribution of newsletters and other important communications to residents; NOW THEREFORE BE IT RESOLVED that the Council of the Township of Bonfield:

1. Urges the Canadian Union of Postal Workers and the Federal Government to promptly return to the negotiating table; and
2. Calls upon CUPW to reconsider the suspension of flyer deliveries, which includes municipal communications, to ensure the continued dissemination of critical community information

AND THAT a copy of this resolution be sent to the Right Honourable Mark Carney, Nipissing Timiskaming MP, Pauline Rochefort, Nipissing MPP, Vic Fedeli, Canada Post, CUPW President, FONOM, and AMO.

Carried

DIVISION VOTE

FOR	AGAINST
Donna Clark	
Jason Corbett	
Steve Featherstone	
Dan MacInnis	
Narry Paquette	

Declaration of Pecuniary Interest/Conflict of Interest

CERTIFIED to be a true copy of Resolution No.5 of the Township of Bonfield's Regular Council Meeting of September 23rd, 2025, and which Resolution is in full force and effect.

Andrée Gagné
Deputy Clerk-Treasurer

September 15, 2025

Chris Gauthier
City Clerk
via email: cgauthier@brantford.ca

Dear Mr.Gauthier,

During the September 8, 2025 regular meeting of Council, the resolution circulated by the City of Brantford was brought forward for discussion and consideration with the following resolution passed.

MOVED: Joel Field SECONDED: Ross O'Hara

WHEREAS similar concerns have been raised by this council in relation to concerns around bail reform, as identified at our local detachment level.

THAT the Council of the Town of Petrolia supports the City of Brantford; and

THAT confirmation of council support be sent to the Attorney General of Ontario Doug Downey, Premier of Ontario, Minister of Justice and Attorney General of Canada Sean Fraser, MP Marilyn Gladu, MPP Bob Bailey, the Lambton Group OPP Detachment Board, AMO, and all Ontario Municipalities.

CARRIED.

Kind regards,

Original Signed
Mandi Pearson
Director of Legislative Services, Clerk | Deputy Operations

cc: Hon. Doug Ford, Premier of Ontario, premier@ontario.ca
Hon. Doug Downey, Attorney General of Ontario Doug.Downey@pc.ola.org
Hon. Sean Fraser Minister of Justice and Attorney General of Canada sean.fraser@parl.gc.ca
MP Marilyn Gladu, Sarnia-Lambton-Bkejwanong Marilyn.gladu@parl.gc.ca
MPP Bob Bailey, Sarnia-Lambton bob.bailey@pc.ola.org
The Association of Municipalities of Ontario (AMO) - amo@amo.on.ca , policy@amo.on.ca
Lambton Group OPP Detachment Board lambtongroupodb@gmail.com
All Ontario municipalities

September 15, 2025

Steven Dalley
Town Manager, Clerk/Treasurer
via email: sdalley@cobalt.ca

Dear Mr.Dalley,

During the September 8, 2025 regular meeting of Council, the resolution circulated by the Town of Cobalt was brought forward for discussion and consideration with the following resolution passed.

MOVED: Chad Hyatt SECONDED: Bill Clark

WHEREAS similar concerns have been raised by Chief Cousins for our fire department.
THAT the Council of the Town of Petrolia formally request the review of mandatory firefighter certification requirements for volunteer departments; and
THAT the resolution be sent to the Solicitor General, Premier of Ontario, MPP Bob Bailey, the Fire Marshal, AMO, FONOM and all Ontario Municipalities.

CARRIED.

Kind regards,

Original Signed
Mandi Pearson
Director of Legislative Services, Clerk | Deputy Operations

cc: Hon. Doug Ford, Premier of Ontario, premier@ontario.ca
MPP, Bob Bailey, Sarnia-Lambton, bob.bailey@pc.ola.org
Solicitor General, Michael.kerzner@pc.ola.org
Ontario Fire Marshall, askofm@ontario.ca
AMO, resolutions@amo.on.ca
FONOM, fonom.info@gmail.com
Ontario Municipalities

Legislative Services
Michael de Rond
905-726-4771
clerks@aurora.ca

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

September 25, 2025

Delivered by email

Association of Municipalities of Ontario (AMO)
155 University Avenue, Suite 800
Toronto, ON M5H 3B7

resolutions@amo.on.ca

Re: Town of Aurora Council Resolution of September 23, 2025
Member Motion 8.9.1 - Councillor Gilliland; Re: Elect Respect Campaign Support

Please be advised that this matter was considered by Council at its meeting held on September 23, 2025, and in this regard, Council adopted the following resolution:

Whereas a healthy democracy thrives when all individuals can participate safely, equitably, and meaningfully in public life; and

Whereas Aurora, like many municipalities across Ontario, is witnessing an erosion of civil discourse and growing hostility in the political arena, both in person and online; and

Whereas elected officials at all levels, particularly women and those from equity-deserving communities, are experiencing increased threats, harassment, and toxic engagement that deter civic participation; and

Whereas social media platforms, while powerful tools for engagement, have contributed to a climate of disrespect and polarization that discourages individuals from seeking or maintaining public office; and

Whereas inclusive and respectful governance results in better decision-making and stronger representation, especially when voices of diverse genders, identities, races, ethnicities, sexual orientations, ages, and abilities are present at municipal council tables; and

Whereas the Association of Municipalities of Ontario (AMO), through its Healthy Democracy Project, has identified troubling trends of voter apathy and a declining interest in running for municipal office; and

Whereas in 2024, a group of female elected officials from Halton formed H.E.R. (Halton Elected Representatives), launching the Elect Respect campaign to advocate for respectful political engagement and safe, inclusive workplaces; and

Whereas on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a national Parliamentary Civility Pledge, inspired by the work of H.E.R., to promote respectful conduct among elected officials;

1. **Now Therefore Be It Hereby Resolved That the Town of Aurora Council endorses the Elect Respect pledge and commits to:**
   - **Treating all individuals with respect in every setting; public, private, and digital;**
   - **Speaking out against harassment, intimidation, and personal attacks;**
   - **Keeping debate focused on ideas and public policy, not individuals;**
   - **Fostering an environment where people of all backgrounds feel safe and supported in seeking and holding public office;**
   - **Urging relevant authorities to ensure the safety and protection of elected officials facing threats or abuse;**
   - **Demonstrating leadership through integrity, accountability, and mutual respect among colleagues and constituents; and**
2. **Be It Further Resolved That the Town of Aurora encourages other municipalities, elected officials, organizations, and residents to support the Elect Respect initiative and sign the pledge at www.electrespect.ca; and**
3. **Be It Further Resolved That a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), Ontario's Big City Mayors, the Federation of Canadian Municipalities (FCM), local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs), York Region, York Regional Police, and all Ontario municipalities.**

The above is for your consideration and any attention deemed necessary.

Sincerely,

Michael de Rond
Town Clerk
The Corporation of the Town of Aurora

MdR/lb

Attachment (Council meeting extract)

Copy: Ontario's Big City Mayors (OBCM)
Federation of Canadian Municipalities (FCM)
Sandra Cobena, MP Newmarket—Aurora
Costas Menegakis, MP Aurora—Oak Ridges—Richmond Hill
Dawn Gallagher Murphy, MPP Newmarket—Aurora
Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill
The Regional Municipality of York
York Regional Police
All Ontario Municipalities

8. Committee of the Whole Meeting Report of September 9, 2025

Moved by Councillor Thompson
Seconded by Councillor Weese

That the Committee of the Whole Meeting Report of September 23, 2025, and the Audit Committee Meeting Report of June 24, 2025 (Item 9), be received and the recommendations carried by the Committees approved, with the exception of sub-items 8.2.2, 8.5.2, and 8.7.1, which were discussed and voted on separately as recorded below.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Absent (1): Councillor Gaertner

Carried (6 to 0)

8.9 Member Motions

8.9.1 Councillor Gilliland; Re: Elect Respect Campaign Support

Whereas a healthy democracy thrives when all individuals can participate safely, equitably, and meaningfully in public life; and

Whereas Aurora, like many municipalities across Ontario, is witnessing an erosion of civil discourse and growing hostility in the political arena, both in person and online; and

Whereas elected officials at all levels, particularly women and those from equity-deserving communities, are experiencing increased threats, harassment, and toxic engagement that deter civic participation; and

Whereas social media platforms, while powerful tools for engagement, have contributed to a climate of disrespect and polarization that discourages individuals from seeking or maintaining public office; and

Whereas inclusive and respectful governance results in better decision-making and stronger representation, especially when

voices of diverse genders, identities, races, ethnicities, sexual orientations, ages, and abilities are present at municipal council tables; and

Whereas the Association of Municipalities of Ontario (AMO), through its Healthy Democracy Project, has identified troubling trends of voter apathy and a declining interest in running for municipal office; and

Whereas in 2024, a group of female elected officials from Halton formed H.E.R. (Halton Elected Representatives), launching the Elect Respect campaign to advocate for respectful political engagement and safe, inclusive workplaces; and

Whereas on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a national Parliamentary Civility Pledge, inspired by the work of H.E.R., to promote respectful conduct among elected officials;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora Council endorses the Elect Respect pledge and commits to:
    - Treating all individuals with respect in every setting; public, private, and digital;
    - Speaking out against harassment, intimidation, and personal attacks;
    - Keeping debate focused on ideas and public policy, not individuals;
    - Fostering an environment where people of all backgrounds feel safe and supported in seeking and holding public office;
    - Urging relevant authorities to ensure the safety and protection of elected officials facing threats or abuse;
    - Demonstrating leadership through integrity, accountability, and mutual respect among colleagues and constituents; and
2. Be It Further Resolved That the Town of Aurora encourages other municipalities, elected officials, organizations, and residents to support the Elect Respect initiative and sign the pledge at www.electrespect.ca; and
3. Be It Further Resolved That a copy of this resolution be sent to the Association of Municipalities of Ontario (AMO), Ontario's Big City Mayors, the Federation of Canadian Municipalities (FCM),

local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs), York Region, York Regional Police, and all Ontario municipalities.

Carried

MUNICIPALITY OF
SHUNIAH

COUNCIL RESOLUTION

Resolution No.: 295-25

Date: Sep 23, 2025

Moved By: _____

Seconded By: _____

THAT Council hereby receives and supports the resolution from Perry regarding Increased Income Support Thresholds for Veterans;

AND THAT Council directs the Clerk to forward a copy of this resolution to Prime Minister Mark Carney, Minister of Veterans Affairs Jill Mcknight, Leader of the Conservative Party of Canada Pierre Poilievre, Leader of the Bloc Quebecois Yves-Francois Blanchet, Member of Parliament for Thunder Bay Superior-North Patty Hajdu, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities;

AND THAT the same be filed in the Clerk's Office.

☑ **Carried** ☐ **Defeated** ☐ **Amended** ☐ **Deferred**

Wendy Landry
Signature

The Corporation of the Township of Perry

Box 70 1695 Emsdale Road Emsdale, Ontario P0A 1J0

Date: September 3, 2025

Resolution No.: **2025-** 310

Moved By: Joe Lumley **Seconded By:** Paul Sowrey

Whereas the Township of Perry recognizes the selfless service and enduring sacrifices made by Canadian Armed Forces veterans in the defence of our country and values;

Whereas the 2021 Census, conducted by Statistics Canada, identified more than 460,000 veterans residing across Canada, a significant population segment deserving of comprehensive, accessible, and modernized federal support;

Whereas Veterans Affairs Canada (VAC) currently administers income support programs to assist veterans in need, including the Income Replacement Benefit (IRB) program;

Whereas the eligibility threshold for the Income Replacement Benefit (IRB) program which was created in 2019 – set at $20,000 annually for a single-person household – fails to reflect today's economic reality, particularly in light of inflation, soaring housing costs, and the general increase in cost of living;

Whereas such low eligibility thresholds may disincentivize employment and community participation by penalizing veterans for earning beyond an outdated benchmark, thereby discouraging reintegration and contribution to civic life;

Whereas it is the duty of all levels of government to stand in unified support of our veterans and to advocate for policy changes that enable them to live with dignity and financial stability;

Therefore, be it resolved that the Council of the Corporation of the Township of Perry formally calls on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit (IRB) program from $20,000 to no less than $40,000 annually for a single-person household; and

That Council urges Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada;

That this motion be formally endorsed and sent to:
- The Right Honourable Mark Carney, Prime Minister of Canada;
- The Honourable Jill McKnight, Minister of Veterans Affairs;
- The Honourable Andrew Scheer, Acting Leader of the Official Opposition;
- Scott Aitchison, Member of Parliament for Parry Sound-Muskoka;
- All 444 municipalities across the Province of Ontario;
- The Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario (AMO) for broader distribution and endorsement;

Carried: ✓ **Defeated:** _____

Norm Hofstetter, Mayor

RECORDED VOTE			
Council		**For**	**Against**
Councillors	Jim Cushman		
	Joe Lumley		
	Margaret Ann MacPhail		
	Paul Sowrey		
Mayor	**Norm Hofstetter**		

The Corporation of the Municipality of St. Charles
RESOLUTION PAGE

Regular Meeting of Council

Agenda Number:	4.3.
Resolution Number	2025-223
Title:	Resolutions of Support for Correspondence
Date:	September 17, 2025

Moved by:	Councillor Pothier
Seconded by:	Councillor Lachance

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports Resolution No. 2025-279 passed on August 12, 2025 by the City of North Bay and supports Resolution #173-08-2025 passed on August 19, 2025 by the Municipality of Assiginack, regarding making the NORDS Pilot Program permanent;
AND BE IT FURTHER RESOLVED THAT a copy of this Resolution be sent to the Minister of Northern Development; the Minister of Agriculture, Food and Agribusiness; the Minister of Infrastructure; the Minister of Natural Resources; our local Member of Provincial Parliament (MPP); the Association of Municipalities of Ontario (AMO); the Federation of Northern Ontario Municipalities (FONOM); the Northwestern Ontario Municipal Association (NOMA); the Rural Ontario Municipal Association (ROMA); and all Ontario Municipalities.

CARRIED

MAYOR

The Corporation of the
City of North Bay
200 McIntyre St. East
P.O. Box 360
North Bay, Ontario
Canada P1B 8H8
Tel: 705 474-0400

OFFICE OF THE CITY CLERK
Direct Line: (705) 474-0626, ext. 2522
Fax Line: (705) 495-4353
E-mail: veronique.hie@northbay.ca

August 13, 2025

Honourable Greg Rickford
Minister of Northern Development
Suite 400
160 Bloor Street
Toronto, ON M7A 2E6

Dear Hon. Greg Rickford:

This is Resolution No. 2025-279 which was passed by Council at its Regular Meeting held Tuesday, August 12, 2025.

Resolution No. 2025-279:

"Whereas the Northern Ontario Resource Development Support (NORDS) pilot program was introduced to help Northern Ontario municipalities address infrastructure pressures resulting from natural resource sector activities;

And Whereas the program has been well received and has allowed municipalities, such as the City of North Bay, to strategically accumulate multi-year allocations in order to support large-scale infrastructure initiatives critical to community development and economic growth;

And Whereas the City of North Bay recognizes the importance of modern, safe, and efficient infrastructure to support economic growth and industrial competitiveness;

AND WHEREAS the Seymour Street Widening project from Station Road to Wallace Road, including a signalized intersection, is a critical continuation of the intersection improvement at Hwy 11/17 and Seymour Street, directly supporting a high-value industrial zone;

And Whereas this arterial corridor enables key sectors such as mining, forestry, construction, and manufacturing to receive and ship goods efficiently, impacting markets provincially and beyond;

And Whereas the updated total Seymour Street Widening project budget of approx. $11 million includes contributions from multiple funding programs such as NORDS ($2 million) and OCIF ($4,259,448).

Therefore Be It Resolved That the Council of the City of North Bay strongly urges the Government of Ontario to make the Northern Ontario Resource Development Support (NORDS) program a permanent fixture of its support to Northern municipalities;

And Further Be It Resolved That the Province consider expanding program eligibility to recognize the significant impact that agricultural equipment and operations have on municipal infrastructure, particularly in rural communities;

And Further Be It Resolved That the Council of the City of North Bay formally supports the principle of stacking (accumulating) funding from multiple grant and infrastructure programs to advance strategic capital works, such as the Seymour Street Widening project, and requests continued flexibility from higher levels of government to enable effective financial planning and timely delivery of large-scale municipal infrastructure initiatives;

And Further Be It Resolved That a copy of this resolution be forwarded to the Minister of Northern Development, the Minister of Agriculture, Food and Agribusiness, the Minister of Infrastructure, the Minister of Natural Resources, Nipissing MPP Victor Fedeli, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), the Northwestern Ontario Municipal Association (NOMA), Rural Ontario Municipal Association (ROMA) and all Northern Ontario municipalities for their awareness and support."

Yours truly,

Veronique Hie
Deputy City Clerk

VH/ck

cc: Minister of Agriculture, Food and Agribusiness
Minister of Infrastructure
Minister of Natural Resources
Nipissing MPP, Victor Fedeli
Association of Municipalities of Ontario (AMO)
Federation of Northern Ontario Municipalities (FONOM)
Northwestern Ontario Municipal Association (NOMA)
Rural Ontario Municipal Association (ROMA)
Northern Ontario Municipalities

MUNICIPALITY  OF ASSIGINACK

The Honourable Greg Rickford
Minister of Northern Development
Suite 400
160 Bloor Street
Toronto, ON M7A 2E6

Re: NORDS Pilot Program

Dear Honourable Greg Rickford,

At its regular meeting held on August 19, 2025, the Council of the Township of Assiginack passed the following resolution expressing support for making the NORDS pilot program permanent:

Resolution #173-08-2025 – R. Maguire – J. Bowerman
WHEREAS the City of North Bay has circulated their letter to the Province requesting the NORDS pilot program to become a permanent funding opportunity for Northern municipalities and to expand the criteria to include agricultural equipment impact on roads;
THEREFORE, BE IT RESOLVED THAT Assiginack Council agrees and provides their support of this request.
Carried.

The NORDS program provides essential support for maintaining and improving infrastructure that is critical to Northern municipalities. Making this program permanent and expanding its criteria would ensure that rural and agricultural communities can manage the increasing strain on local roads caused by agricultural and heavy equipment.

We respectfully urge the Province to consider making the NORDS program a permanent funding initiative and thank you for your attention to this important matter.

Sincerely,

Stasia Carr
Clerk
Township of Assiginack

THE TOWNSHIP OF
WOOLWICH

BOX 158, 24 CHURCH ST. W.
ELMIRA, ONTARIO N3B 2Z6
TEL. 519-669-1647 / 1-877-969-0094
COUNCIL/CAO/CLERKS FAX 519-669-1820
PLANNING/ENGINEERING/BUILDING FAX 519-669-4669
FINANCE/RECREATION/FACILITIES FAX 519-669-9348

September 26, 2025

Prime Minister
Right Hon. Mark Carney
Office of the Prime Minister
80 Wellington Street
Ottawa, Ontario
K1A 0A2

Right Honorable Prime Minster:

RE: Resolution Passed by Woolwich Township Council – Bill C-61First Nations Clean Water Act

This letter is to inform you that the Council of the Township of Woolwich passed the following resolution at their meeting held on September 23, 2025:

WHEREAS in December 2023, the Minister of Indigenous Services introduced house government bill C-61: An Act respecting water, source water, drinking water, wastewater and related infrastructure on First Nation lands also known as the First Nations Clean Water Act; and

WHEREAS in an open letter to Members of Parliament on December 12, 2024, the Assembly of First Nations (AFN) called on all Members of Parliament to prioritize the advancement of Bill C-61, calling it "a step toward addressing the long-standing water issues faced by First Nations"; and

WHEREAS Bill C-61 was not passed into law before Parliament was prorogued on January 6, 2025; and

WHEREAS Minister of the Environment, Conservation and Parks Todd McCarthy has been unclear on Ontario's position on this legislation, identifying Bill C-61 as a potential piece of legislation that would "undermine competitiveness" and "delay project development" before apologizing for any confusion and clarifying the need to "bring clean drinking water to First Nations communities, while also bringing the kind of regulatory certainty that attracts investment in businesses and communities"; and

WHEREAS Prime Minister Mark Carney and Indigenous Services Minister Mandy Gull-Masty have indicated the Canadian government's support for introducing legislation like Bill C-61 in the fall of 2025; and

WHEREAS as of September 2025, Indigenous Services Canada data shows that while 93 long-term drinking water advisories have been lifted, since November

2015, 37 long-term drinking water advisories remain active, including in 27 communities in Ontario; and

NOW THEREFORE be it resolved that the Council of the Township of Woolwich:

1. **Calls on the Government of Canada and the Minister of Indigenous Services to reintroduce legislation to ensure First Nations have the right to clean and safe drinking water in the Fall of 2025 in the same form as Bill C-61;**
2. **Calls on the Government of Ontario and the Minister of the Environment, Conservation and Parks to support this important Federal legislation; and**
3. **Directs staff to forward this resolution to the Prime Minister, Minister of Indigenous Services, Premier of Ontario, Minister of the Environment, Conservation and Parks, Assembly of First Nations and all Municipalities in Ontario.**

Should you have any questions, please contact Alex Kirchin, by email at akirchin@woolwich.ca or by phone at 519-669-6005.

Yours truly,



Jeff Smith
Municipal Clerk
Corporate Services
Township of Woolwich

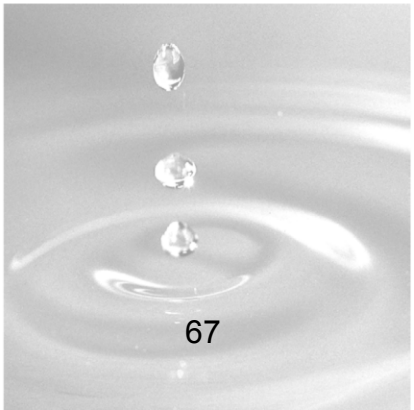
cc. Hon. Mandy Gull-Masty, Minister of Indigenous Services
Hon. Todd J. McCarthy, Minster of Environment, Conservation and Parks
Hon. Doug Ford, Premier of Ontario
Assembly of First Nations
All Municipalities in Ontario



Harold Good Municipal Drain
Engineer's Report
The Municipality of North Perth

Submitted by:
GEI Consultants Canada Ltd.
975 Wallace Avenue North
Listowel, Ontario, N4W 1M6
519.291.9339

August, 2025
Project No. 2401656



Matt Ash, C.E.T.
Project Designer

Ben Gowing, P.Eng.
Project Engineer

Mayor and Council of the Municipality of North Perth:

We are pleased to present our report on the Harold Good Municipal Drain 2025 serving Lot 23 to 29 Concession 2 and 3 Wallace in the Municipality of North Perth, County of Perth.

Authority to prepare this report was obtained by a resolution of North Perth Council as stated in its March 13, 2023 letter to appoint GEI Consultants Canada Ltd. (GEI), formerly GM BluePlan Engineering, to prepare an Engineer's Report.

In accordance with your instructions pursuant to a request received by Council under Section 78 of the Drainage Act, R.S.O. 1990, for the petition/request for drainage works improvements, GEI has held an on-site meeting, undertaken a field survey and prepared for Council's consideration the following Drainage Report, Plan, Profiles and Specifications for this work to be completed on the Harold Good Municipal Drain.

We trust that the information contained within will be satisfactory. If there are any questions or concerns, please do not hesitate to contact us.

Yours truly,

GEI Consultants Canada Ltd.
Per:



Matt Ash, C.E.T.

Encl.

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | VAUGHAN | BARRIE | MARKHAM

975 Wallace Avenue North, Listowel ON N4W 1M6 P: 519.291.9339 canada.geiconsultants.com

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1. Introduction

At the request of property owners in the Municipality of North Perth, council have appointed GEI Consultants Limited under Section 78 of the Drainage Act to investigate improvements to be made to the Harold Good Municipal Drain.

The owners and property represented on the request for improvement is:

P. & J. D'Halluin	For Pt. Lot 24	Concession 3, Wallace

The request that was received related to improvements to the closed (tile) portion of the drain only.

In addition, the open ditch portion of the Harold Good drain is to be used as an outlet for a proposed municipal stormwater management facility located on the southeast corner of Highway 23 and Line 87. The Municipality has requested that improvements be made to the open ditch to accommodate outflows from the proposed facility.

Based on site observations and previous drainage reports, 63 properties have been determined as within the drainage area of the Harold Good, as well as 7 roadways. The watershed includes Lots 23 to 31, concessions 2 and 3 Wallace and is approximately 310 hectares (765 acres) in size. The outlet for the Harold Good is on Lot 32 Concession 2 Wallace into the McKnight Municipal Drain. The Harold Good generally accepts drainage from properties along Line 87 from Road 165 east to the Listowel Livestock property, and along Wallace Avenue North/Highway 23 from David Street to the New Country Inn. The watershed also includes all of the Wallace Industrial Park, a large part of the Listowel Golf Club, as well as future development lands owned by the Municipality, Makem Developments and Listowel Livestock south of Line 87.

2. History

The Municipality of North Perth has provided background municipal drain maps and reports.

The Harold Good Municipal Drain was originally a combination of a natural open ditch and private tile drainage system known as the Moore and Denstedt Award drain that was constructed in 1928. The ditch system primarily served farm properties fronting Line 87 (Wallace 3rd Concession) from Road 165 to Highway 23 and the award drain served the former Moore farm on the southeast corner of Highway 23 and Line 87 as well as the road intersection itself. Pursuant to a report by James A. Howes in 1951, the open ditch portion was incorporated as part of the Harold Good drain, although the original tile drain portion remained as an award drain. Also, in 1951 a new main drain extension was constructed upstream of the open ditch to serve lands east of Highway 23 and north of Line 87. The new tile extension consisted of approximately 1,134m of field tile ranging from 6" in diameter to 12" in diameter at the lower end and included a concrete headwall at the outlet.

A report was issued in 1982 by K. Smart and Associates. The work in 1982 primarily included a bottom cleanout of the open ditch and the preparation of a new assessment schedule.

There have been no substantial changes to this drain beyond regular maintenance since it was originally constructed, the open ditch in 1928 and the tile portion in 1951. It is also noted that the 1928 Moore and Denstedt

Award Drain still exists however award drains have no status under the Drainage Act and are considered private drainage systems.

3. Proceedings Under the Drainage Act

The Drainage Act is a vehicle by which a drainage scheme can be constructed, and the cost raised by local special assessment. That is, the cost is assessed in varying proportions to lands within the watershed, as a one-time charge over and above any taxes paid. Maintenance of the drain is likewise charged to the watershed, most often in the same proportions as the original construction.

The Act has evolved over many years and attempts have been made to balance the rights of the individual against the benefits of the construction of drains that involve more than one property. The Act recognizes that perfect agreement is not possible in every case and provides a number of proceedings that give owners and others the opportunity to influence the outcome.

This Report is one of those proceedings. To aid in the understanding of the process listed below in chronological order are all normal proceedings with the notation "Completed" beside those which have been completed. This listing is a summary of many but not all parts of the Drainage Act and applies to the ordinary course of events. Further proceedings are available, and for these the Drainage Act should be consulted directly.

1. Submission of a Petition/Request. *Completed.*
2. Notification of the Project to the Maitland Valley Conservation Authority (MVCA). *Completed.*
3. Engineer appointed. *Completed.*
4. On-site meeting. *Completed.*
5. Preparation of Report. *Completed.*
6. Report considered by Council and a By-Law is adopted.
7. Court of Revision convened to consider and deal with appeals on assessment if necessary.
8. Appeal is available from the decisions of the Court of Revision and on other matters to the Ontario Drainage Tribunal.
9. Disposition of appeals by the Tribunal, or if none, final passage of the By-Law, which establishes the drain in law and authorizes construction.
10. Construction of Municipal Drain Improvements.
11. Levying and collecting of assessments.

4. On-Site Meeting

In accordance with Section 9(1) of the Drainage Act, R.S.O. 1990 an on-site meeting was held on April 12th, 2023. The meeting was scheduled to take place at 10:00 am at Listowel Livestock on Line 87. Persons in attendance were:

Matt Ash	GEI Consultants
Scott Richardson	North Perth Drainage Superintendent
Mike Nichols	Landowner representing JC Millwrights Pt. Lot 24 Con 3
Bill Bushell	Landowner representing N Pt. Lot 23 Con 2
Rod Wieringa	Landowner representing Heartland Vets

Scott Dirstein	Landowner representing Pt. Lot 24 Con 3
George Andriessen	Landowner representing Lot 23 Con 3
Joanne Moyes	Ministry of Transportation (MTO)
Steve Arnold	MTO

A handout was distributed which described the procedures under the Drainage Act, steps already taken by Council in appointing an Engineer, a map of the pertinent part of the watershed, and preliminary results of the investigation to date.

Landowners provided the following comments and observations:

The MTO provided clarification regarding the limits of the Highway 23 Connecting Link in North Perth. Any assessment on the Connecting Link portion of the highway would be attributed to the Municipality of North Perth.

Scott Dirstein noted that runoff from his property flows towards the catch basin located on the walking trail behind JC Millwrights. He indicated that there is a pipe system that takes flow from his property to the drain.

Mike Nichols discussed the drainage pipe crossing his property and the requirement to allow for continued commercial operations at the site.

5. Findings

Subsequent to the on-site meeting, further investigation was undertaken at the proposed road crossing locations to determine the elevation of the various utilities present. It was determined that at the Highway 23 crossing location, fibre optic cable was present on both sides of the roadway, and a 150mm high-pressure steel gas line was present on the east side of the road. At the Line 87 crossing location, fibre optic cable is present on the north side of the roadway, and a 100mm high-pressure steel gas line is present on the south side of the roadway. As these utilities, particularly the gas lines, may conflict with the path of the proposed municipal drains, daylighting activities were undertaken involving HydroVac of the utilities and surveying to determine precise locations and elevations. In both locations, it was noted that there would be conflict with the gas line using the preferred municipal drain alignment and profile. Relocating a high-pressure steel gas line was determined to be cost prohibitive, necessitating a re-design of the drainage system.

The Line 87 crossing has been deepened to allow for placement of the drain under the gas line. This will also necessitate the enclosure of the existing open ditch section upstream of Line 87, otherwise the ditch top of bank width would increase substantially and occupy an unreasonable amount of the upstream landowner's property. This work has been determined to be a result of the existence of the gas line, and so the additional cost for this work will be charged to Enbridge Gas as per the provisions of Section 26.

At Highway 23, it was determined that the drainage system could be re-routed approximately 62m south of the existing crossing location. In the new location the gas line has risen with the ground and the municipal drain is able to be placed below the gas line without conflict. The additional cost to re-route the drain, as well as the cost for installation of offset catch basins, has been determined to be as result of the existing of the gas line, and so the additional cost for this work will be charged to Enbridge Gas as per the provisions of Section 26.

We find that the tile drain that currently serves the landowners within the watershed does not have sufficient size to convey the necessary flow, nor does it have sufficient depth to permit proper tile drainage of the agricultural lands. Accordingly, we find that the municipal drain should be entirely replaced from the existing concrete headwall upstream to the east property line of Part Lot 24 Concession 3. No replacement upstream of this point is necessary as future changes to the watershed are proposed by the Municipality due to the development of Part Lot 24 Concession 2. The development proposal will result in all lands south of Line 87 being removed from connection with the tiled portion of the drain and re-directed either to the open ditch via storm sewers or to the proposed stormwater facility as the case may be.

We also find that the existing open ditch portion of the Harold Good no longer matches the cross section and grade as proposed in the 1982 drain report. According to the report, the ditch was to be dug with a 1m flat bottom, 1.5:1 side slopes, and an overall grade of 0.2%. We propose to improve the ditch by deepening it from Line 87 to Road 165, a distance of approximately 1,340m. The deepening will generally restore the ditch to the original cross section and grade as proposed in the 1982 drain report. Additionally, the open ditch from Line 87 to the existing concrete headwall at approximately station 1+700 will be enclosed due to excessive deepening caused by the existence of the Enbridge gas line.

6. Changes to Watershed

As previously noted, the Municipality is planning to construct a stormwater management facility adjacent to the southeast corner of Line 87 and Highway 23. The purpose of this facility is to permit development on lands east of Wallace Avenue North and south of Line 87. Following development all properties in this area will be within the settlement boundary of Listowel and will be considered urban, and as such included in the Municipality's stormwater levy area. Properties subject to the stormwater levy are considered to be serviced directly by the municipality and are not assessed for municipal drains. Therefore, the calculated assessment for future maintenance which would otherwise be applicable to properties in this area will be assessed entirely to the Municipality of North Perth. All properties currently shown as within the Harold Good watershed that are in this area will be removed from the drainage area for future maintenance purposes and no maintenance assessment will be applicable, save and except to the municipal stormwater facility.

The aforementioned Moore & Denstedt Award Drain appears to still exist on S Part Lot 25 Concession, the Moorefield Mennonite School, although it currently serves no function other than to provide drainage to the Highway 23 / Line 87 intersection. As award drains have no status under the Act, the MTO should consider drainage alternatives for their property since the award drain provides no inherent right of drainage for the intersection and is likely not considered a legal outlet.

7. Design Review Meeting #1

A design review meeting was held with affected landowners at 10:00am on July 11th, 2024 at the Wallace Optimist Park. A draft copy of the assessment schedule as well as copies of preliminary drawing sets were available for all attendees. Eleven landowners attended this meeting and asked various questions regarding final costs, timing, and other construction related items. A handout was provided giving contact information for the engineer, however none of the landowners present contacted the engineer following the meeting.

8. Design Review Meeting #2

A design review meeting was held with affected landowners at 10:00am on July 24th, 2025 at the Wallace Optimist Park. A draft copy of the assessment schedule, cost estimate and copies of preliminary drawing sets were available for all attendees. Eight landowners attended this meeting including the Municipality and asked various questions regarding final costs, timing, and land areas that were included in the watershed. It was discovered that one property, Lot 23 Concession 3 Wallace, was partially tile drained out of the watershed with outlet to the CNR Award Drain. The equivalent area for this property was reduced by 1/3 for the portion of land that was tile drained out of the watershed. Subsequent to the meeting, information was also provided to Makem Developments for their information, at their request.

9. Basis for Design

Tile drains are generally designed to have capacity to remove between 12 and 38mm of water from the watershed per day, and this rate of removal is called the drainage coefficient. 12mm is generally adequate when there is little surface water, but the watershed is under-drained. When surface water is to be accommodated, 25mm to 38mm per day is typically used for the basis of design.

It is important to understand that the Municipal Drain in itself does not remove this amount of water. It serves as the conduit to convey water brought to it by under drainage, and for surface water finding its way or guided to the inlet structures.

It is noted that the Harold Good Municipal Drain supports the growing of high value cash crops, and therefore GEI has selected a 38mm drainage coefficient for the tile drainage portion. The open ditch portion of the Harold Good will be restored to the cross-section and grade as listed in the 1982 report. While no design standard is given in that report, the bank flow capacity of the drain has been calculated using Manning's equation and was found to be 3.77 m3/s. Considering the total watershed size of 298 hectares (upstream of Road 165), this is equivalent to a runoff rate of approximately 109mm/day, well above a normal agricultural standard.

This level of service will provide a good outlet for under drainage and will conduct a useful amount of surface water. During the growing season it is expected that flooding will not normally persist for more than 24 hours

10. Approvals

A letter of advice was received from the Department of Fisheries and Oceans (DFO) on August 24th, 2023. The letter stated that the project as planned could proceed provided certain mitigation measures were implemented including:

- No work in-water outside of the timing window, March 15th to July 15th of any year
- Minimize impacts to riparian vegetation where possible
- Develop and implement an erosion and sediment control plan to avoid the introduction of sediment into any waterbody during all phases of the work, undertaking or activity
    - Conduct works during low or now flow
    - Schedule work to avoid wet, windy, and rainy periods

- Work in the dry where possible.

All mitigation measures noted will be implemented during construction. As a result, no authorization under the Fisheries Act or permit under the Species at Risk Act is required.

It is likely this project will require an encroachment permit from the MTO. This will be obtained prior to construction using the MTO's online application system. Any cost for the permit will be assessed to the MTO as road authority.

A permit will be obtained from Maitland Valley Conservation Authority for the open ditch portion of the work prior to commencement of construction.

This project is anticipated to have no permanent adverse impact on any species.

This project is authorized under Section 78 of the *Drainage Act*. In particular, the following sub-sections of Section 78(1.1) are relied upon as authorization for the works proposed under this report:

1. *Changing the course of the drainage works.*
3. *Constructing a tile drain under the bed of the whole or any part of the drainage works.*
5. *Otherwise improving, extending to an outlet or altering the drainage works.*
6. *Covering all or part of the drainage works.*

11. Recommendations for the Harold Good Municipal Drain

It is our recommendation that the Harold Good Municipal Drain be improved as follows.

<u>Work on Con 2 Pt Lot 31 (Rumph) and Road 165</u>

1. No work is required on these properties.

<u>Work on N Part Lots 29 & 30, Concession 2 (Del Cressman Farms Ltd)</u>

2. Clean out or otherwise deepen the existing open drain to restore the original cross section and grade, beginning at Road 165 for a distance of approximately 620m. Ditch to be dug to a grade of 0.2%. All work to occur and spoil to be spread on the north side of the ditch.
3. Remove the existing 1200mm CSP farm crossing culvert and replace with a 13.0m long 1,400mm diameter CSP culvert.

<u>Work on N Pt Lot 28, Concession 2 (Todd Playford Investments)</u>

4. Deepen the existing drain to restore the original cross section and grade for a distance of approximately 310m. Ditch to be dug to a grade of 0.2% to station 0+800, and to a grade of 0.1% thereafter. All work to occur and spoil to be spread on the north side of the ditch. Excess soil generated due to the deepening which cannot be spread on site will be removed for disposal.
5. Remove the existing 1,500mm CSP laneway culvert and replace with a 13.5m long x 1,400mm diameter CSP culvert. Laneway to be restored with granular 'A' to original grade.

Work on Part Lot 27, Concession 2 (Wallace Optimist Park)

6. Deepen the existing drain to restore the original cross section for a distance of approximately 320m. Ditch to be dug to a grade of 0.1%. Due to safety concerns regarding the adjacent public park, the ditch will be widened slightly to maintain 3:1 side slopes. Spoil is to be removed and disposed of off-site. All work to be performed on the north side of the ditch.
7. Remove the two existing wooden bridges, including the re-routing of electrical conduits used for park lighting, and replace with two 13m long x 1,400mm diameter CSP culverts.
8. Restore the disturbed areas adjacent to the drain with topsoil and seed.

Work on Part Lots 25 & 26, Concession 2 (2151738 Ontario Inc, Listowel Golf Course)

9. Deepen the existing drain to restore the original cross section for a distance of approximately 223m. Ditch to be dug to a grade of 0.1%. Spoil is to be removed and disposed of off-site. All work to be performed on the north side of the ditch.
10. Remove the existing 1,200mm CSP laneway culvert and replace with an 18m long x 1,400mm diameter CSP culvert. Laneway to be restored with granular 'A' to original grade.
11. Remove the existing wooden bridge, including re-routing of electrical cables and sprinkler lines. Replace with a 13m long x 1,400mm diameter CSP culvert.
12. Restore all disturbed areas adjacent to the drain with topsoil and seed.

Work on Line 87

13. Remove the existing 900mm CSP culvert. Install 26m of 750mm diameter HDPE storm pipe, including rodent grate at the outlet end.
14. Place R50 rip-rap erosion protection in the ditch at the outlet end, south side of Line 87.
15. Install a 900mm x 1200mm catch basin in the north ditch of Line 87 to catch road water.
16. Restore Line 87 with 450mm of granular 'B', 150mm of granular 'A', and 100mm total depth of hot mix asphalt.

Work on Lot 26 Concession 3 (Playford Farms Inc)

17. Remove the existing concrete headwall at the east property line.
18. Install 185m of 600mm diameter concrete drain tile by wheel trencher immediately adjacent to and on the south side of the existing ditch.
19. Connect in the Moore & Denstedt Award Drain.
20. Fill in the existing open ditch using spoil recovered from deepening the open ditch, and complete with a minimum topsoil depth of 200mm.

Work on Pt Lot 25 Concession 3 (H. & S. Donegan)

21. Install 320m of 600mm diameter concrete drain tile by wheel trencher. The 600mm tile will be installed offset 5m from the south property line.
22. Install a 1200mm x 1200mm catch basin and a 1200mm x 120mm junction box.

23. The existing Harold Good Drain upstream of the catch basin is to remain in place and be connected to the new catch basin.

Work for Highway 23

24. Install 65m of 450mm steel pipe by jack and bore.
25. Install junction boxes at both the upstream and downstream ends of the steel pipe. Junction boxes to be located on private property, 14.0m offset from the R.O.W. in accordance with MTO policy.
26. Install two 600mm offset catch basins in the highway ditch, connected to the two junction boxes. Catch basins to be located at the low point in the ditch, approximately 67m north of the road crossing.
27. Place rip-rap erosion protection around both catch basins.
28. Locate, excavate, and pressure grout the existing 300mm tile drain under Highway 23.

Work on Pt Lot 24 Concession 3 (JC Millwrights)

29. Install 79m of 450mm diameter concrete drain tile by excavator. Pipe to be fully bedded in compacted granular 'B'.
30. All excess spoil is to be hauled off-site for disposal.
31. Restore the disturbed areas of the property with topsoil and seed.

Work on Pt Lot 26 Concession 3 (D'Halluin)

32. Install 219m of 350mm concrete drain tile by wheel trencher.
33. Install junction box at west property line.
34. Install offset 600mm catch basin on east side of walking trail at low point in field, connected to junction box. Install 150mm diameter hickenbottom drain on west side of walking trail, connected to catch basin.
35. Install 600mm catch basin on east property line and connect in existing 250mm field tile from Lot 23.

Work on Lot 23 Concession 3 (George Andriessen Farms)

36. The existing closed (tiled) section of the Harold Good from the property line of Lot 23 Concession 3 Wallace to Line 87 will remain in place. This section of tile will remain part of the Harold Good Municipal Drain and can be maintained in the same fashion.

The drawings included with the Report show the extent of the work, land affected, profile of the tile and other details of the work. The plan shown on Drawing No. 1 – Harold Good Municipal Drain Plan gives the area considered to be in the drainage area of the work proposed.

During construction, contingencies may arise and will be dealt with as determined by the Engineer and included as part of construction. There will be no special assessments for contingencies. Common contingencies are clear stone bedding, tile connections and extra effort to deal with poor soil conditions.

12. Working Area

The working area for construction of the tile drain purposes shall be a width of 20m centered on the proposed tile drain. The working area for ditch construction shall be a width of 15m on the north side of the ditch.

The working areas for maintenance purpose shall be a width of 10m centered on the proposed tile drain, and a width of 10m on the working side of the ditch as listed above. Each Landowner on whose property the drainage work is to be constructed shall designate access to and from the working area at the time of construction or upon failure to do so, the Engineer or Drainage Superintendent, as the case may be, shall designate access. The statutory maintenance easement for the tile drain portion shall be the 10m working width centred on the tile. The maintenance easement for the open ditch portion shall be the 10m working area plus the width of the ditch.

13. Watershed Characteristics

The Drainage Area of the Harold Good comprises approximately 305 hectares. Land use within the watershed is diverse, as shown below.

Specific land uses within the watershed are as follows:

Agricultural	- 146.2 ha
Residential	- 3.7 ha
Commercial	- 38.4 ha
Institutional	- 4.2 ha
Parkland	- 61.0 ha
Roadway	- 12.8 ha
Development Lands	- 39.0 ha

It is also noted that certain lands within the watershed are controlled by stormwater management facilities, which limits their peak outflow to pre-development (agricultural) conditions. Those properties controlled by stormwater facilities were assessed as though they were agricultural, despite any current use to the contrary.

14. Allowances

Various allowances are considered part of a Municipal Drain. The Drainage Act provides in Sections 29 to 33 that the Engineer is to allow in money for the value of several items, as follows:

a) Section 29 – Right-of-Way

The Drainage Engineer is to provide for an allowance to be paid to the landowner whose land is proposed to be used for construction of a new drainage system. As this project involves improvement to an existing system, no right-of-way allowance has been provided.

b) Section 30 - Damages

The Drainage Engineer is to provide for an allowance to be paid to the landowner of land that may be damaged during construction. Typically, this section refers to agricultural crops, however, it also applies to lawns, ornamental trees and fences.

No damage allowances will be provided for lands that are restored with topsoil and seed as part of the project.

Damage from installing the tile is valued at $2,430.00 / hectare ($980 / acre) and is based on a 20m wide working area. The allowance is calculated on a 5-year declining balance basis, with 100% of the allowance paid for the first year, as total destruction of crop is anticipated. In the following 4 years, a declining allowance is paid based on a 5m width of disturbed ground, with 80% of the allowance paid in year 2, 60% in year 3, 40% in year 4, and 20% in year 5. This is done to reflect the decreased crop yields in the area where the subsoil was disturbed for drain installation.

For example, a parcel of cropland 500m in length that is disturbed for drain installation would be given a damage allowance calculated as follows:

Year 1: 500m x 20m = 1.0 ha x $2,430	= $2,430
Year 2: 500m x 5m = 0.25 ha x $2,430 x 80%	= $486
Year 3: 500m x 5m = 0.25 ha x $2,430 x 60%	= $365
Year 4: 500m x 5m = 0.25 ha x $2,430 x 40%	= $243
Year 5: 500m x 5m = 0.25 ha x $2,430 x 20%	= $122
Total Damage Allowance Paid in Report	= **$3,646**

Allowances are paid regardless of what crop is grown or whether or not it is harvested in advance of construction. Municipal Drains are generally constructed before beans and corn can be harvested, so the damage can be expected to occur. Crop value is calculated using a 3-year average of the "Area, Yield, Production and Farm Value of Specified Field Crops, Ontario" as published annually by the Ontario Ministry of Agricultural, Food and Rural Affairs.

c) Section 31 – Allowance for Existing Drains

No existing private drains are involved in this project.

d) Section 32 – Allowance for Damage Due to Insufficient Outlet

As sufficient outlet has been confirmed, there is no allowance for insufficient outlet.

e) Section 33 – Allowance for loss of Access

As crossings are provided at each property where crossings were originally provided, no loss of access allowance is considered appropriate.

The allowances are generally less than the assessment to the properties and the property owner is billed the difference when the project is complete.

GEI determines the amounts to be paid in allowances to owners as shown in the following Schedule of Allowances. The allowances shall become due and payable according to Section 62 of the Drainage Act.

Table 1: Schedule of Allowances

Concession	Lot	Owner and Roll No.		Damages (Section 30)		
				Cost ($)	Width (m)	Length (m)
3	26	Playford Farms	117700	$1,350	20	185
3	Pt 25	H. & S. Donegan	117100	$2,430	20	333
3	Pt 24	P. & J. D'Halluin	116900	$1,600	20	219
2	N Pt 29 & 30	Del Cressman Farms Ltd.	113500	$1,790	15	490
2	N Pt 28	Todd Playford Investments Inc.	113400	$1,130	15	310
			Total	**$8,300**		

15. Assessments

Section 21 of the Drainage Act requires that the Engineer *"shall assess for benefit, outlet liability and injuring liability, and shall insert in an assessment schedule, in separate columns, the sums assessed for each opposite each parcel of land and road liable therefore."* On this project, Benefit, Outlet liability, Special Benefit and Section 26 assessments are involved.

Assessment for Benefit is described in **Section 22** of the Act, which states *"Lands, roads, buildings, utilities or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance or repair of a drainage works may be assessed for benefit."* As defined in the act, Benefits to landowners can include higher market value for the property, improved appearance or better control of surface or subsurface water, or any other advantages relating to the betterment of lands, roads, buildings or structures.

Assessment for Outlet Liability is described in **Section 23(1**) of the Act which states *"Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek or watercourse, may be assessed for outlet liability."* Outlet liability is the part of the cost of the works that is required to provide such outlet or improved outlet.

Outlet liability for all roads was calculated using the methodology outlined in "*Outlet Liability Assessment Factors for Highway Rights of Way*", as published by the Ontario Ministry of Transportation. It was determined that 46% of the right-of-way was developed and that the adjacent soil runoff coefficient ('C' factor) was 0.35. As a result, the roadway was assigned an Equivalent Area factor of 2.25.

Assessments were determined using a modified "Todgham" method, a method of assessment that is recognized to be a fair and equitable way of dividing costs between the benefitting landowners. This methodology involves assigning Equivalent Area Factors to various types of property which reflect their runoff potential, using Agricultural lands as a base (Ag factor = 1.0). The cost of the drain is divided into logical sections, each property is assigned to a

section, and benefit and outlet assessments are determined on a property-by-property basis, starting at the outlet and working towards the topmost property.

For this report, agricultural land was used as a baseline, with a factor of 1.0. Other land types were given a factor to account for surface permeability differences that cause water to flow over the ground surface rather than infiltrate into the ground. A list of the equivalent area factors used in this report is as follows:

Land Use	Equivalent Area Factor
Agricultural	1.0
Residential	1.33
Commercial	2.0
Institutional	1.67
Industrial	2.0
Parkland	1.0
Road[1]	2.25
Stormwater Controlled	1.0

1 – As per MTO policy

Agricultural lands that are tiled drained out of the watershed may be assessed at a lower rate, typically a 1/3 reduction of equivalent area for that part of the property that is tile drained to a different watershed.

There is no injuring liability assessment on this drain. No property is considered to have riparian rights insofar as assessment is concerned.

Assessments on agricultural lands may be eligible for a one third provincial grant. Neither the availability nor the amount of the grant can be determined in advance.

16. Section 24 Assessments

Assessment for Special Benefit is described in **Section 24** of the Act and is defined as any additional work or feature included in the construction, repair or improvement of a drainage works that has no effect on the functioning of the drainage works.

The various Special Benefit Assessments included in the project are as follows:

Del Cressman Farms (Con 2 N Pt Lot 29 N Pt Lot 30)

The existing laneway culvert is an 8.7m long 1,200mm diameter CSP. Due to deepening of the ditch this culvert is required to be replaced by a 13.0m long 1,400mm diameter CSP. While this work was not requested by the landowner, it is recognized there is a benefit to having a longer, larger and newer culvert. Therefore, the Special Benefit to this landowner was set at 25% of the cost of the new culvert, estimated to be *$3,750*. It is expected this amount will be eligible for the OMAFRA 1/3 grant.

Todd Playford Investments (Con 2 N Pt Lot 28)

The existing laneway culvert on this property is a 5.9m long 1,400mm diameter CSP. Due to deepening of the ditch this culvert is required to be replaced by a 13.5m long 1,400mm diameter CSP. While this work was not requested by the landowner, it is recognized there is a benefit to having a longer, larger and newer culvert. Therefore, the Special Benefit to this landowner was set at 25% of the cost of the new culvert, estimated to be *$3,750*. It is expected this amount will be eligible for the OMAFRA 1/3 grant.

The Municipality of North Perth (Wallace Park, Con 2 Pt Lots 26,27,28)

This property, known as the Wallace Park, and owned by the Municipality of North Perth currently contains 2 wooden bridges crossing over the open drain. The Municipality desires to eliminate the bridges and replace them with level crossings with 2 new CSP culverts, each 13.0m long and 1,400mm in diameter. The cost of this work, estimated at *$37,000*, is entirely assessed to the Municipality of North Perth as Special Benefit.

2151738 Ontario Inc (Con 2 Pt Lots 25 & 26)

2151738 Ontario Inc (Listowel Golf Course) has 2 existing crossings of the drain on their property, a 13.4m long 1,200mm diameter CSP laneway culvert and a small wooden bridge. Similar to above, the laneway culvert must be replaced due to deepening with a 17.7m long 1,400mm diameter CSP and the Special Benefit assessment for this work, set at 25% of the cost, is estimated to be *$5,000*. The Golf Course has also requested removal of the wooden bridge and the installation of a level crossing with a 13.5m long 1,400mm diameter CSP culvert. The cost of this work, assessed as Special Benefit at 100% of the cost, is estimated to be *$16,000*.

Playford Farms Inc (Con 3 Lot 26)

The Harold Good drain on the Playford Farms property is currently an open ditch. Due to vertical alignment issues with the gas main on Line 87 this ditch requires closing in, which is assessed to Enbridge Gas under Section 26. However it is recognized that filling in the ditch once the close-in is complete is a benefit to Playford Farms and therefore the cost of this work, estimated as $14,000, will be charged as Special Benefit to Playford Farms.

Donegan's Haulage (Con 3 Pt Lot 25)

The property of Donegan's Haulage will receive a benefit from the relocation of the main drain which allows for future unhindered development of the property. The cost of the junction box made necessary by the relocation, estimated at *$6,000*, is assessed as Special Benefit to this property.

JC Millwrights (Con 3 Pt Lot 24)

The installation across the JC Millwrights property is deep and will require installation of pipe with granular bedding. This will generate excess spoil which will likely require offsite disposal. The removal of excess spoil is considered a Special Benefit to the landowner and is not grant eligible. The estimated cost for spoil removal is $5,000. Should JC Millwrights elect to spread the excess spoil on site, this Special Benefit will not apply.

The Municipality of North Perth, Makem Developments Inc, and Listowel Livestock Ltd.

Concession 2 Part Lot 24, owned by the Municipality of North Perth, is planned to contain a stormwater management facility constructed to serve various commercial, industrial and residential lands upstream of the SWMF. The development lands which will utilize the SWMF are owned by the municipality, Makem Developments, and Listowel Livestock. Various aspects of the project, which include deepening of the existing Harold Good ditch, replacement of laneway culverts and bridges, spoil removal, restoration and all other directly related work required solely for the provision of an outlet for the proposed municipal stormwater management facility, are considered a Special Benefit assessed to those lands utilizing the SWMF in amounts proportional to their land area. This is in keeping with the findings of the "Listowel Northeast Master Plan Phase 2 Area Stormwater Management Preliminary Design Report" filed with the municipality in June of 2023. The total cost of the works required to provide outlet for the SWMF is estimated at *$312,300* and is split as follows:

Landowner	Land Area	Proportional Share
Listowel Livestock Ltd.	1.69 ha.	$14,487
Makem Developments Inc.	12.98 ha.	$111,266
Municipality of North Perth	22.04 ha.	$188,929

17. Section 26 Assessments

Section 26 of the Act specifies that *"the public utility or road authority shall be assessed for and shall pay all the increase of cost of such drainage works caused by the existence of the works of the public utility or road authority."* This means that any costs which are required solely because of the existence of Highway 23 and Line 87 will be fully assessed to the MTO and Municipality of North Perth respectively.

The MTO and the Municipality of North Perth shall have the option of either performing the work of installing the road crossing and catch basins or may elect to have the work done by the general contractor. If done by the road authority at its expense, the construction portion of the Section 26 assessment shall not apply. However done, the future maintenance, reconstruction, replacement or alteration of both road crossings and downstream catch basins, including any incidental costs shall be the responsibility of the applicable road authority.

Similarly, all costs related solely because of the existing of the two Enbridge high-pressure steel gas lines, on Highway 23 and Line 87, will be fully assessed to Enbridge Gas. This includes any work done during the pre-design stage to expose and investigate the location and elevation, any additional design works necessary to reconfigure the drainage system as result of the gas lines, and any actual construction works required due to the presence of the gas lines.

The Section 26 assessments to the MTO, the Municipality of North Perth, and Enbridge Gas are broken down as follows.

Line 87 – Municipality of North Perth

Item	Cost	Subtotal
Install 26m of 600mm diameter HDPE pipe, including removal of existing culvert, rodent grate, and road restoration	+$32,000	$32,000
Less 26m of 600mm diameter concrete drain tile	-$2,800	$29,200
10% contingency on Subtotal	+$2,900	$32,100
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$6,400	$38,500

The Section 26 assessment to the Municipality of North Perth for the Line 87 crossing is estimated to be *$38,500.*

Highway 23 – Ontario Ministry of Transportation

Item	Cost	Subtotal
Install 65m of 450mm steel pipe by Jack and Bore	+$95,000	$95,000
Less 65m of 450mm diameter concrete drain tile	($5,400)	$89,600
2 ea. - 1200mm x 900mm catch basins	+$8,000	$97,600
10% contingency on Subtotal	+$9,800	$107,400
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$21,500	$128,900

The Section 26 assessment to the Ontario Ministry of Transportation for the Highway 23 crossing is estimated to be *$128,900.*

Enbridge Gas

Item	Cost	Subtotal
Coordination, daylighting and surveying during pre-design, and additional design works to mitigate conflicts between the drainage system and gas lines at both Line 87 and Highway 23	+$17,000	$17,000
Hydrovac locates and coordination with Enbridge during construction	+$5,000	$22,000
Enclosing ditch upstream of Line 87 to existing headwall with 193m of 600mm diameter concrete drain tile	+$23,400	$45,400
1200mm x 900mm catch basin upstream of Line 87	+$4,000	$49,400
Additional cost to provide offset catch basins and junction boxes at Highway 23 and walking trail crossing versus standard catch basins	+$44,300	$93,700
Less cost of Highway 23 catch basins paid by MTO	($8,000)	$85,700
Less normal cost of walking trail catch basin	($4,000)	$81,700

10% contingency on Subtotal	+$8,200	$89,900
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$17,900	$107,800

The Section 26 assessment to Enbridge Gas due to the existence of the two high-pressure steel gas lines on Line 87 and Highway 23 is estimated to be *$107,800.*

18. Cost Estimates

The cost of this Municipal Drain Improvement is estimated as **$833,830** and is raised by assessment from properties within the watershed. A Schedule of Estimated Assessments can be found in **Appendix A**.

GEI Consultants Limited estimates the cost of the Harold Good Municipal Drain as follows:

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Allowances		**$ 8,300**
Open Drain Construction		
Clean out approximately 130m of existing ditch	$ 2,540	
Deepen and re-shape 1340m of existing ditch	$ 80,000	
Remove concrete headwall Sta. 1+670	$ 1,000	
Remove existing CSP and install 13m 1,400mm CSP culvert (Cressman)	$ 15,000	
Remove existing CSP and install 13.5m x 1,400mm CSP culvert (Playford)	$ 15,000	
Remove existing wooden bridges and re-route electrical conduits (Wallace Park)	$ 7,000	
Install 2-each 13m x 1,400mm CSP culverts (Wallace Park)	$ 30,000	
Remove existing wooden bridge and re-route electrical conduits (2151738 Ontario)	$ 4,000	
Install 10m 1,400mm CSP culvert (2151738 Ontario)	$ 12,000	
Remove existing CSP and install 16.2m x 1,400mm CSP culvert (2151738 Ontario)	$ 20,000	
Remove excess spoil from Playford land	$ 10,000	
Remove excess spoil from Wallace Park	$ 34,000	
Remove excess spoil from 2151738 land	$ 7,000	
Restoration of Wallace Park lands with topsoil and seed	$ 25,000	
Restoration of 2151738 Ontario lands with topsoil and seed	$ 15,000	
Allowance for tile connections	$ 1,200	
Contingency Fund at approx. 10% of construction	$ 28,000	
Total Estimated Open Drain Construction Cost		**$ 306,740**

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Closed (Tiled) Drain Construction		
Rip rap at tile outlet on Line 87	$ 1,500	
Install 185m of 600mm diameter Concrete Drain Tile (Playford)	$ 20,370	
2 ea. - 600mm diameter 45 degree elbows	$ 3,000	
Install 320m of 600mm diameter Concrete Drain Tile (Donegan)	$ 35,260	
Install 79m of 450mm diameter concrete drain tile with granular embedment	$ 19,390	
Install 219m of 350mm diameter Concrete Drain Tile	$ 14,370	
400mm diameter 45 degree elbow	$ 1,000	
Install 30m of 300mm diameter Concrete Drain Tile to CB.10	$ 3,000	
1 ea. 1200x1200 catch basin	$ 5,000	
2 ea. 600mm catch basins	$ 6,600	
1 ea. 900 x 1200 junction box at walking trail	$ 4,000	
1 ea. 1200 x 1200 junction box at Donegan property line	$ 5,000	
1 ea. Hickenbottom drain at walking trail	$ 1,000	
Remove excess spoil from JC Millwrights land	$ 5,000	
Restoration of JC Millwrights land with topsoil and seed	$ 1,500	
Connect existing award drain at CB.2	$ 500	
Strip, fill and restore with topsoil existing ditch (Playford)	$ 14,000	
Allowance for poor soil	$ 6,000	
Allowance for tile connections	$ 2,500	
Contingency Fund at approx. 10% of construction	$ 14,000	
Total Estimated Closed Drain Construction Cost		**$ 162,990**
Construction - Work to be done on Line 87 West		
Install 26m of 600mm diameter HDPE pipe, including removal of existing culvert, rodent grate and road restoration	$ 32,000	
1 ea. 900 x 1200 catch basin	$ 4,000	
Hydrovac Locates and coordination with Enbridge during construction	$ 2,500	
Contingency Fund at approx. 10% of construction	$ 3,900	
Total Estimated Line 87 Construction Cost		**$ 42,400**
Construction - Work to be done on Highway 23 North		
2 ea. 900x1200 JBs	$ 10,000	
Install 65m of 450mm steel pipe by Jack and Bore	$ 90,000	
2 ea. 600mm offset CBs including 300mm HDPE connecting pipe	$ 24,000	
Hydrovac Locates and coordination with Enbridge during construction	$ 2,500	
Pressure grout existing 300mm drain tile under highway	$ 5,000	
Contingency Fund at approx. 10% of construction	$ 13,200	

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Total Estimated Highway 23 Construction Cost		**$ 144,700**
Non-Construction Costs		
On Site Meeting, Survey, Plan, Profile, and Report	$ 80,000	
Coordination, Daylighting and Additional Design Works for Gas Crossings	$ 17,000	
Tendering, Construction Review, Contract Administration and Grant Application	$ 35,000	
Carrying Costs (est. @ 3% for 1 year) & Net HST (1.76%)	$ 36,700	
Total Non-Construction Costs		**$ 168,700**
TOTAL ESTIMATED COST		**$ 833,830**

**The above costs are estimates only. The final costs of engineering and administration cannot be determined until construction is completed. The above costs also do not include costs to defend the drainage report should appeals be filed with the Court of Revision, Drainage Tribunal and/or Drainage Referee as the extent of the work required cannot be determined. Should additional costs be incurred, unless directed otherwise, the costs would be assessed in pro rata fashion as per the Schedule of Assessments.*

19. Maintenance

As per section 74 of the Act, after construction of the improvements the Harold Good Municipal Drain as described in this Report shall be maintained by Municipality of North Perth at the expense of the upstream lands and roads assessed, in the proportions set out in the By-Law which adopts this Report. Any future maintenance or repair costs shall be distributed pro rata in accordance with **Appendix B**, the Schedule of Assessments for Future Maintenance. The Schedule of Assessments for Future Maintenance is based on the equivalent contributing areas for all properties.

Future costs for maintenance of the road crossings are to be fully assessed to the applicable road authority. Road authorities have the right under Section 69 (1) to undertake any maintenance or repair to their culverts as they deem necessary. The Drainage Superintendent should be advised of any works being undertaken.

Landowners should take note that there is responsibility for landowners to not damage or block flow in the Municipal Drain. Section 80(1) of the Drainage Act states;

"When a drainage works becomes obstructed by a dam, low bridge, fence, washing out of a private drain, or other obstruction, for which the owner or occupant of the land adjoining the drainage works is responsible, so that the free flow of the water is impeded thereby, the persons owning or occupying the land shall, upon reasonable notice sent by the council of the local municipality whose duty it is to maintain and repair the drainage works or by a drainage superintendent appointed by the council, remove such obstruction and, if it is not so removed within the time specified in the notice, the council or the drainage superintendent shall forthwith cause it to be removed, and the cost thereof is payable to the municipality by the owner or occupant of the land."

Any landowners, who have questions as to their rights and responsibilities under the Drainage Act, should contact the Municipality of North Perth Drainage Superintendent who can provide additional information and answer any questions that landowners may have.

Regular inspection of the culverts and drainage course should be undertaken by the Drainage Superintendent. Landowners can assist with the inspection by making regular inspections of the drain as it crosses their property, clearing debris from the drain and culverts if possible, and reporting any problems or concerns to the Drainage Superintendent who can inspect and take any necessary actions.

All of which is respectfully submitted.

GEI CONSULTANTS CANADA LTD.

Per:

Ben Gowing, P.Eng



Disclaimer: This report is intended for the sole use of the Municipality of North Perth for the purposes as expressed in the report. Any use of or reliance upon this report by third parties is at the expressed responsibility of the third party. GEI Consultants is not responsible for any damages suffered by any third party as a result of decisions or actions made based upon the information contained in this report.

Appendix A
Schedule of Estimated Assessments for Construction

GEI Consultants

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Closed Section

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	TOTAL ASSESSMENT[1]	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	5.73	2.32	5.73	2.32	$ -	$ 13,500	$ -	**$ 13,500**	$ -	$ 13,500	
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.42	0.17	0.56	0.23	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.15	0.06	0.20	0.08	$ -	$ 466	$ -	**$ 466**	$ -	$ 466	
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.42	0.17	0.56	0.23	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	14.55	5.89	11.97	4.84	$ -	$ 28,184	$ -	**$ 28,184**	$ -	$ 28,184	*
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	24.09	9.75	24.09	9.75	$ 13,535	$ 30,296	$ -	**$ 43,831**	$ (1,600)	$ 42,231	*
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	1.02	0.41	1.02	0.41	$ 1,167	$ 656	$ -	**$ 1,823**	$ -	$ 1,823	
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	1.95	0.79	3.26	1.32	$ -	$ 2,463	$ -	**$ 2,463**	$ -	$ 2,463	
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.59	0.24	0.99	0.40	$ -	$ 148	$ -	**$ 148**	$ -	$ 148	
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	8.43	3.41	8.43	3.41	$ -	$ 1,256	$ -	**$ 1,256**	$ -	$ 1,256	
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	2.08	0.84	3.47	1.40	$ -	$ 517	$ -	**$ 517**	$ -	$ 517	
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	1.63	0.66	2.72	1.10	$ -	$ 406	$ -	**$ 406**	$ -	$ 406	
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	3.56	1.44	5.94	2.40	$ 3,406	$ 2,357	$ 5,000	**$ 10,764**	$ -	$ 10,764	
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	3.19	1.29	4.25	1.72	$ -	$ 3,211	$ -	**$ 3,211**	$ -	$ 3,211	
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	35.95	14.55	35.95	14.55	$ 16,947	$ 2,470	$ 6,000	**$ 25,417**	$ (2,430)	$ 22,987	*
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	10.25	4.15	17.13	6.93	$ -	$ 4,704	$ -	**$ 4,704**	$ -	$ 4,704	
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	10.33	4.18	17.21	6.97	$ -	$ 1,183	$ -	**$ 1,183**	$ -	$ 1,183	
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	6.13	2.48	10.23	4.14	$ -	$ 2,811	$ -	**$ 2,811**	$ -	$ 2,811	
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	4.67	1.89	4.67	1.89	$ -	$ 1,283	$ -	**$ 1,283**	$ -	$ 1,283	*
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	39.88	16.14	39.88	16.14	$ 3,306	$ -	$ 14,000	**$ 17,306**	$ (1,350)	$ 15,956	*
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	6.84	2.77	6.84	2.77	$ -	$ 470	$ -	**$ 470**	$ -	$ 470	*
Total Estimated Assessment - Lands			*181.87*	*73.60*	***205.11***	***83.01***	***$ 38,361***	***$ 99,020***	***$ 25,000***	***$ 162,381***	*$ (5,380)*	*$ 157,001*	
Roads													
	Line 87 West	The Municipality of North Perth	1.51	0.61	3.39	1.37	$ -	$ 52	$ 38,500	**$ 38,552**	$ -	$ 38,552	
	Line 87 East	The Municipality of North Perth	2.64	1.07	5.95	2.41	$ -	$ 9,179	$ -	**$ 9,179**	$ -	$ 9,179	
	Highway 23 North	Ontario Ministry of Transportation	8.65	3.50	19.46	7.88	$ 1,276	$ 5,488	$ 128,900	**$ 135,664**	$ -	$ 135,664	
	Wallace Ave. N	The Municipality of North Perth	0.47	0.19	1.06	0.43	$ -	$ 73	$ -	**$ 73**	$ -	$ 73	
	Gas on Line 87	Enbridge Gas	-	-	-	-	$ -	$ -	$ 52,057	**$ 52,057**	$ -	$ 52,057	
	Gas on Highway 23	Enbridge Gas	-	-	-	-	$ -	$ -	$ 55,743	**$ 55,743**	$ -	$ 55,743	
Total Estimated Assessment - Roads			*13.27*	*5.37*	***29.86***	***12.08***	***$ 1,276***	***$ 14,792***	***$ 275,200***	***$ 291,268***	$ -	*$ 291,268*	
TOTAL ESTIMATED ASSESSMENTS			*195.13*	*78.97*	*234.96*	***95.09***	***$ 39,637***	***$ 113,812***	***$ 300,200***	***$ 453,649***	*$ (5,380)*	*$ 448,269*	

[1]Agricultural lands may be eligible for a one third provincial grant. Neither the availability nor the amount of the grant can be determined in advance

[2]Allowances are shown for information only, and should not be used for comparison purposes

*** Lands currently eligible for OMAFRA grant (2024)**

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Open Section

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	**TOTAL ASSESSMENT[1]**	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	9.91	4.01	4.18	1.69	$ -	$ -	$ 14,487	**$ 14,487**	$ -	$ 14,487	
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	43.76	17.71	32.07	12.98	$ -	$ -	$ 111,266	**$ 111,266**	$ -	$ 111,266	
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	54.46	22.04	54.46	22.04	$ -	$ -	$ 188,929	**$ 188,929**	$ -	$ 188,929	
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	78.63	31.82	78.63	31.82	$ -	$ -	$ 21,000	**$ 21,000**	$ -	$ 21,000	
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	11.54	4.67	11.54	4.67	$ -	$ -	$ 37,000	**$ 37,000**	$ -	$ 37,000	
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	39.83	16.12	39.83	16.12	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,130)	$ 2,620	*
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	49.79	20.15	49.79	20.15	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,790)	$ 1,960	*
Total Estimated Assessment - Lands			*734.50*	*297.25*	***788.00***	***318.90***	***$ -***	***$ -***	***$ 380,181***	***$ 380,181***	*$ (2,920)*	*$ 377,261*	
TOTAL ESTIMATED ASSESSMENTS			*767.96*	*310.79*	*863.28*	***349.36***	***$ -***	***$ -***	***$ 380,181***	***$ 380,181***	*$ (2,920)*	*$ 377,261*	

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - SUMMARY

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	TOTAL ASSESSMENT[1]	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	9.91	4.01	4.18	1.69	$ -	$ 13,500	$ 14,487	**$ 27,987**	$ -	$ 27,987	
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	43.76	17.71	32.07	12.98	$ -	$ -	$ 111,266	**$ 111,266**	$ -	$ 111,266	
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.72	0.29	0.96	0.39	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110700	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 1	PEHLKE HOWARD & RUTH ANNE AGNES	1.28	0.52	1.71	0.69	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	1.09	0.44	1.45	0.59	$ -	$ 466	$ -	**$ 466**	$ -	$ 466	
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	1.09	0.44	1.45	0.59	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110800	CON 2 PT LOT 24	DIETRICH LARRY MICHAEL & NEIMAN SUSAN ELIZABETH	0.37	0.15	0.49	0.20	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	54.46	22.04	54.46	22.04	$ -	$ -	$ 188,929	**$ 188,929**	$ -	$ 188,929	
314041000111000	PLAN 487 LOT 1 CON 2 PT LOT;24 AS RP RR42064 PARTS 1 & 2	MOORE'S PRODUCE LIMITED	1.78	0.72	2.97	1.20	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000111100	PLAN 487 LOT 2	UNION GAS LIMITED	0.17	0.07	0.29	0.12	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112400	CON 2 PT LOT 25	6393250 CANADA INC	1.01	0.41	1.69	0.68	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112600	PLAN 487 LOT 22	1571149 ONTARIO INC	4.00	1.62	6.69	2.71	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112700	PLAN 487 LOT 23	2151738 ONTARIO INC	3.73	1.51	6.23	2.52	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112800	RCP 487 PT LOT 24	1199 WALLACE AVENUE HOLDINGS	8.65	3.50	14.44	5.85	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112810	PLAN 487 LOT 25	FOUR H AUTOMOTIVE LTD	1.28	0.52	2.15	0.87	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112900	WALLACE CON 2 PT LOT 25 AND;RP 44R4468 PARTS 1 AND 2	DONEGAN'S HAULAGE LIMITED	6.08	2.46	10.15	4.11	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112902	CON 2 PT LOT 25 RP 44R3060;PART 2	DABS 2014 INC	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112903	WALLLACE CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.27	0.11	0.45	0.18	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112904	CON 2 PT LOT 25 RP 44R3383;PARTS 3 TO 6	DABS 2014 INC	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112906	CON 2 PT LOT 25 AS RP;44R2545 PART 1 AND RP;44R2692 PART 1 AND RP;44R3060 PART 1	MEULENSTEEN INVESTMENTS INC	1.68	0.68	2.81	1.14	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112908	CON 2 PT LOT 25 AS RP;44R2466 PART 2	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUEL JOSEPH	0.69	0.28	1.16	0.47	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112912	CON 2 PT LOT 25 AS RP;44R2466 PART 1	J & A DEVRIES CONSTRUCTION I	1.31	0.53	2.19	0.89	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112914	CON 2 PT LOT 25 AS 44R2369;PART 3 4 10	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112916	CON 2 PT LOT 25 AS RP;44R2369 PART 5 6 9	MARTIN BROS CRUSHING LTD	1.01	0.41	1.69	0.68	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112918	CON 2 PT LOT 25 AS RP;44R2369 PART 7 8	DONEGAN GERALD SAMUEL	1.06	0.43	1.77	0.72	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112920	CON 2 PT LOT 25 AS RP;44R2369 PART 1	DONEGAN GERALD SAMUEL	2.82	1.14	4.70	1.90	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112922	CON 2 PT LOT 25 AS RP;44R2374 PART 3	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	1.21	0.49	2.02	0.82	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112924	CON 2 PT LOT 25 AS RP;44R2374 PART 2	DONEGAN GERALD SAMUEL	0.96	0.39	1.61	0.65	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112926	CON 2 PT LOT 25 AS RP;44R2374 PART 1	TRENCH ROBERT WAYNE	1.11	0.45	1.86	0.75	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112928	CON 2 PT LOT 25 AS RP;44R1849 PART 1,2	DONEGAN GERALD SAMUEL	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112930	CON 2 PT LOT 25 AS RP;44R1760 PARTS 1,2 & 3	B & D HUTCHISON INVESTMENTS & HUTCHISON BARRY KENNETH	1.61	0.65	2.68	1.09	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112932	CON 2 PT LOT 25 AS RP;44R2015 PART 1	HANSKILL PROPERTIES INC	3.90	1.58	6.52	2.64	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112933	CON 2 PT LOT 25 AS RP 44R969;PART 2 AND RP 44R1507 PART 2	2064008 ONTARIO LTD	3.11	1.26	5.20	2.10	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112935	CON 2 PT LOT 25 AS RP 44R969;PART 3 AND RP 44R1507 PART 3	2048404 ONTARIO LIMITED	3.04	1.23	5.08	2.05	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112955	CON 2 PT LOT 25 AS RP;44R2055 PART 2	L J S PROPERTIES INC	3.71	1.50	6.19	2.51	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113000	CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.59	0.24	0.59	0.24	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113010	CON 2 PT LOT 25 PT LOT 26	DONEGAN GERALD SAMUEL	10.53	4.26	17.58	7.11	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	78.63	31.82	78.63	31.82	$ -	$ -	$ 21,000	**$ 21,000**	$ -	$ 21,000	
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	11.54	4.67	11.54	4.67	$ -	$ -	$ 37,000	**$ 37,000**	$ -	$ 37,000	
314041000113200	CON 2 PT LOT 28 AS RP 44R460;PART 1 PART 2 AND RP 44R2564;PART 1 SUBJT TO ROW	WILLIAMS DONALD WAYNE & MARILYN RUTH	1.38	0.56	1.85	0.75	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113300	CON 2 PT LOTS 26 TO 28 RP;44R1099 PARTS 1 AND 5 RP;44R3856 PT PART 1	2151738 ONTARIO INC	52.85	21.39	52.85	21.39	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	39.83	16.12	39.83	16.12	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,130)	$ 2,620	*
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	49.79	20.15	49.79	20.15	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,790)	$ 1,960	*
314041000113800	CON 2 PT LOT 31	ROBERT RUMPH	28.42	11.50	28.42	11.50	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	14.55	5.89	11.97	4.84	$ -	$ 28,184	$ -	**$ 28,184**	$ -	$ 28,184	*
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	24.09	9.75	24.09	9.75	$ 13,535	$ 30,296	$ -	**$ 43,831**	$ (1,600)	$ 42,231	*
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	1.02	0.41	3.26	1.32	$ 1,167	$ 656	$ -	**$ 1,823**	$ -	$ 1,823	
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	1.95	0.79	3.26	1.32	$ -	$ 2,463	$ -	**$ 2,463**	$ -	$ 2,463	
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.59	0.24	0.99	0.40	$ -	$ 148	$ -	**$ 148**	$ -	$ 148	
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	8.43	3.41	8.43	3.41	$ -	$ 1,256	$ -	**$ 1,256**	$ -	$ 1,256	
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	2.08	0.84	3.47	1.40	$ -	$ 517	$ -	**$ 517**	$ -	$ 517	
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	1.63	0.66	2.72	1.10	$ -	$ 406	$ -	**$ 406**	$ -	$ 406	
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	3.56	1.44	5.94	2.40	$ 3,406	$ 2,357	$ 5,000	**$ 10,764**	$ -	$ 10,764	
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	3.19	1.29	4.25	1.72	$ -	$ 3,211	$ -	**$ 3,211**	$ -	$ 3,211	
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	35.95	14.55	35.95	14.55	$ 16,947	$ 2,470	$ 6,000	**$ 25,417**	$ (2,430)	$ 22,987	*
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	10.25	4.15	17.13	6.93	$ -	$ 4,704	$ -	**$ 4,704**	$ -	$ 4,704	
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	10.33	4.18	17.21	6.97	$ 1,183	$ -	$ -	**$ 1,183**	$ -	$ 1,183	
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	6.13	2.48	10.23	4.14	$ -	$ 2,811	$ -	**$ 2,811**	$ -	$ 2,811	
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	4.67	1.89	4.67	1.89	$ -	$ 1,283	$ -	**$ 1,283**	$ -	$ 1,283	*
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	63.01	25.50	63.01	25.50	$ 3,306	$ -	$ 14,000	**$ 17,306**	$ (1,350)	$ 15,956	*
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	42.40	17.16	42.40	17.16	$ -	$ 470	$ -	**$ 470**	$ -	$ 470	*
314041000117900	CON 3 LOT 28	RANKIN LINDA KATHLEEN	24.19	9.79	24.19	9.79	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000118000	CON 3 S PT LOT 29 S PT LOT;30	FISCHER NANCY ANNE & RAE STANLEY	24.36	9.86	24.36	9.86	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000699903	WALLACE CON 2 PT LOTS 25 AND;26 CON 4 PT LOT 24 CON 9 PT;LOT 4 CON 10 PT LOT 4 RP;44R3254 PARTS 1 AND 4 PT;PART 2 RP 44R3255 PART 1 RP	NORTH PERTH MUNICIPALITY	7.71	3.12	7.71	3.12	$ -	$ -	$ -	**$ -**	$ -	$ -	
Total Estimated Assessment - Lands			*734.50*	*297.25*	***790.24***	***319.81***	***$ 39,544***	***$ 97,837***	***$ 405,181***	***$ 542,600***	*$ (8,300)*	*$ 534,262*	
Roads													
	Line 87 East	The Municipality of North Perth	2.64	1.07	5.95	2.41	$ -	$ 9,179	$ -	**$ 9,179**	$ -	$ 9,179	
	Highway 23 North	Ontario Ministry of Transportation	8.65	3.50	19.46	7.88	$ 1,276	$ 5,488	$ 128,900	**$ 135,664**	$ -	$ 135,664	
	Line 87 West	The Municipality of North Perth	8.30	3.36	18.68	7.56	$ -	$ 52	$ 38,500	**$ 38,552**	$ -	$ 38,552	
	Wallace Ave. N	The Municipality of North Perth	6.60	2.67	14.84	6.01	$ -	$ 73	$ -	**$ 73**	$ -	$ 73	
	Fairlane Road	The Municipality of North Perth	4.20	1.70	9.45	3.83	$ -	$ -	$ -	**$ -**	$ -	$ -	
	Wallace Industrial Row	The Municipality of North Perth	1.33	0.54	3.00	1.22	$ -	$ -	$ -	**$ -**	$ -	$ -	
	Gas on Line 87	Enbridge Gas	-	-	-	-	$ -	$ -	$ 52,057	**$ 52,057**	$ -	$ 52,057	
	Gas on Highway 23	Enbridge Gas	-	-	-	-	$ -	$ -	$ 55,743	**$ 55,743**	$ -	$ 55,743	
	Road 165	The Municipality of North Perth	1.73	0.70	3.89	1.58	$ -	$ -	$ -	**$ -**	$ -	$ -	
Total Estimated Assessment - Roads			*33.46*	*13.54*	***75.28***	***30.47***	***$ 1,276***	***$ 14,792***	***$ 275,200***	***$ 291,300***	*$ -*	*$ 291,268*	
TOTAL ESTIMATED ASSESSMENTS			*767.96*	*310.79*	*865.52*	***350.27***	***$ 40,820***	***$ 112,629***	***$ 680,381***	***$ 833,900***	*$ (8,300)*	*$ 825,530*	

Summary for OMAFRA Grant Purposes	Main Drain
1. Canada Owned Lands	
2. Ontario Lands	$ 6,760
3. Municipal Lands	$ 11,130
4. Privately Owned Non-Agricultural	$ 39,070
5a. Privately Owned Agricultural - Grantable	$ 96,490
5b. Privately Owned Agricultural - Non Grantable	
6a. Special Non-Proratable Assessments - Agricultural Grantable	
6b. Special Non-Proratable Assessments - Agricultural Non-Grantable	
6c. Special Non-Proratable Assessments - Section 24/26	$ 680,381
TOTAL	$ 833,800

Appendix B
Schedule of Assessments for Future Maintenance

Schedule of Assessment for Future Maintenance
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Closed Section

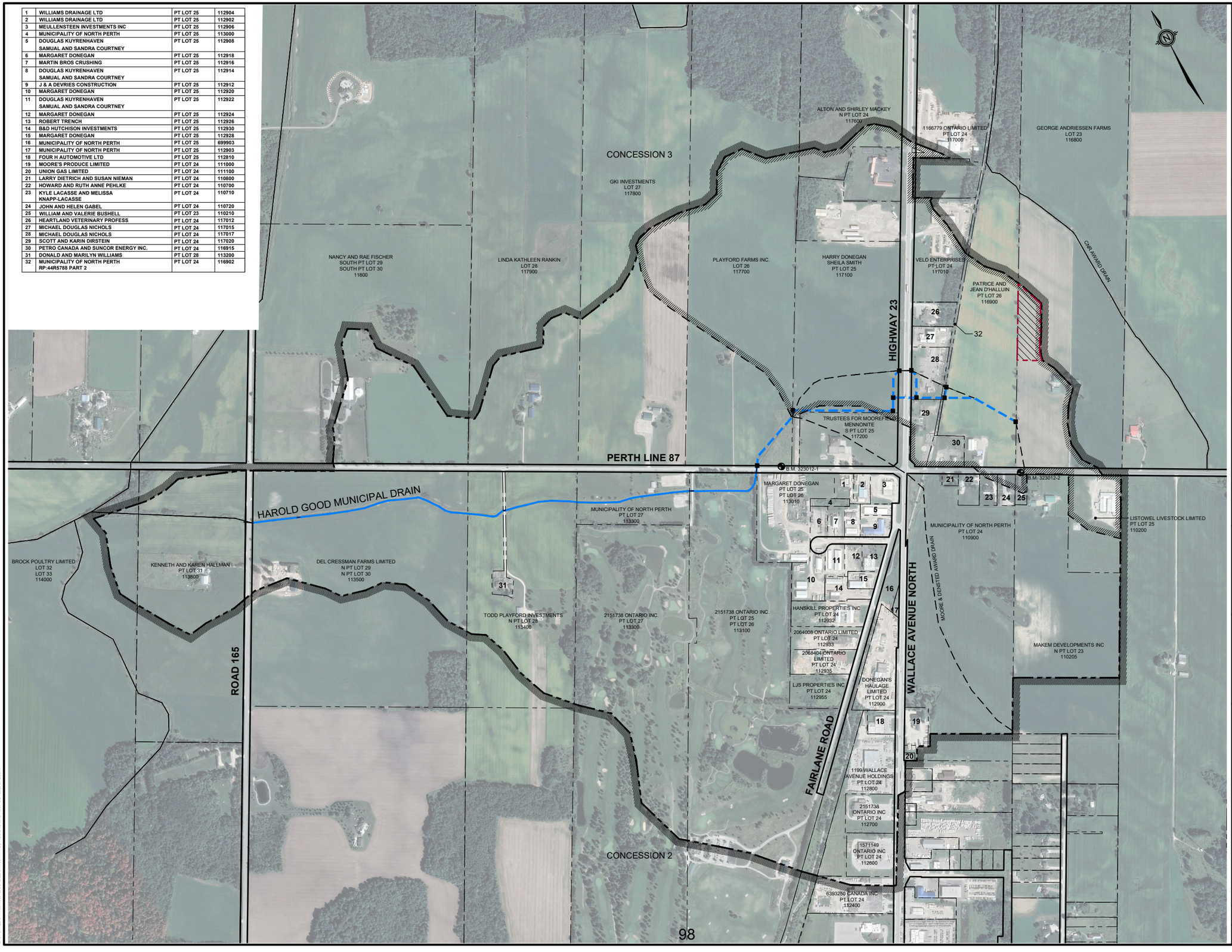
Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	2.3	2.3	5.7	2.4%
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.2	0.2	0.6	0.2%
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.1	0.1	0.2	0.1%
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.2	0.2	0.6	0.2%
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	4.8	4.8	12.0	5.1%
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	9.7	9.7	24.1	10.3%
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	0.4	0.4	1.0	0.4%
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	0.8	1.3	3.3	1.4%
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.2	0.4	1.0	0.4%
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	3.4	3.4	8.4	3.6%
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	0.8	1.4	3.5	1.5%
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	0.7	1.1	2.7	1.2%
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	1.4	2.4	5.9	2.5%
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	1.3	1.7	4.2	1.8%
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	14.6	14.6	35.9	15.3%
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	4.2	6.9	17.1	7.3%
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	4.2	7.0	17.2	7.3%
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	2.5	4.1	10.2	4.4%
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	1.9	1.9	4.7	2.0%
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	16.1	16.1	39.9	17.0%
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	2.8	2.8	6.8	2.9%
		Total on Lands	72.6	83.0	205.0	87.3%
	Line 87 East	The Municipality of North Perth	1.1	2.4	5.9	2.5%
	Highway 23 North	Ontario Ministry of Transportation	3.5	7.9	19.5	8.3%
	Line 87 West	The Municipality of North Perth	0.6	1.4	3.4	1.4%
	Wallace Ave. N	The Municipality of North Perth	0.2	0.4	1.1	0.4%
		Total on Roads	5.4	12.1	29.8	12.7%
		Total Assessment	77.9	95.1	234.9	100.0%

Schedule of Assessment for Future Maintenance
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Open Section

Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	1.7	0.0	0.0	0.0%
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	13.0	0.0	0.0	0.0%
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.3	0.4	1.0	0.1%
314041000110700	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 1	PEHLKE HOWARD & RUTH ANNE AGNES	0.5	0.7	1.7	0.2%
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.4	0.6	1.4	0.2%
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.4	0.6	1.4	0.2%
314041000110800	CON 2 PT LOT 24	DIETRICH LARRY MICHAEL & NEIMAN SUSAN ELIZABETH	0.2	0.2	0.5	0.1%
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	22.0	36.7	90.6	10.5%
314041000111000	PLAN 487 LOT 1 CON 2 PT LOT;24 AS RP RR42064 PARTS 1 & 2	MOORE'S PRODUCE LIMITED	0.7	1.2	3.0	0.3%
314041000111100	PLAN 487 LOT 2	UNION GAS LIMITED	0.1	0.1	0.3	0.0%
314041000112400	CON 2 PT LOT 25	6393250 CANADA INC	0.4	0.7	1.7	0.2%
314041000112600	PLAN 487 LOT 22	1571149 ONTARIO INC	1.6	2.7	6.7	0.8%
314041000112700	PLAN 487 LOT 23	2151738 ONTARIO INC	1.5	2.5	6.2	0.7%
314041000112800	RCP 487 PT LOT 24	1199 WALLACE AVENUE HOLDINGS	3.5	5.8	14.4	1.7%
314041000112810	PLAN 487 LOT 25	FOUR H AUTOMOTIVE LTD	0.5	0.9	2.1	0.2%
314041000112900	WALLACE CON 2 PT LOT 25 AND;RP 44R4468 PARTS 1 AND 2	DONEGAN'S HAULAGE LIMITED	2.5	4.1	10.1	1.2%
314041000112902	CON 2 PT LOT 25 RP 44R3060;PART 2	DABS 2014 INC	0.4	0.7	1.6	0.2%
314041000112903	WALLLACE CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.1	0.2	0.5	0.1%
314041000112904	CON 2 PT LOT 25 RP 44R3383;PARTS 3 TO 6	DABS 2014 INC	0.4	0.7	1.6	0.2%
314041000112906	CON 2 PT LOT 25 AS RP;44R2545 PART 1 AND RP;44R2692 PART 1 AND RP;44R3060 PART 1	MEULENSTEEN INVESTMENTS INC	0.7	1.1	2.8	0.3%
314041000112908	CON 2 PT LOT 25 AS RP;44R2466 PART 2	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUEL JOSEPH	0.3	0.5	1.2	0.1%
314041000112912	CON 2 PT LOT 25 AS RP;44R2466 PART 1	J & A DEVRIES CONSTRUCTION I	0.5	0.9	2.2	0.3%
314041000112914	CON 2 PT LOT 25 AS 44R2369;PART 3 4 10	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.4	0.7	1.6	0.2%
314041000112916	CON 2 PT LOT 25 AS RP;44R2369 PART 5 6 9	MARTIN BROS CRUSHING LTD	0.4	0.7	1.7	0.2%
314041000112918	CON 2 PT LOT 25 AS RP;44R2369 PART 7 8	DONEGAN GERALD SAMUEL	0.4	0.7	1.8	0.2%
314041000112920	CON 2 PT LOT 25 AS RP;44R2369 PART 1	DONEGAN GERALD SAMUEL	1.1	1.9	4.7	0.5%
314041000112922	CON 2 PT LOT 25 AS RP;44R2374 PART 3	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.5	0.8	2.0	0.2%
314041000112924	CON 2 PT LOT 25 AS RP;44R2374 PART 2	DONEGAN GERALD SAMUEL	0.4	0.7	1.6	0.2%
314041000112926	CON 2 PT LOT 25 AS RP;44R2374 PART 1	TRENCH ROBERT WAYNE	0.5	0.8	1.9	0.2%
314041000112928	CON 2 PT LOT 25 AS RP;44R1849 PART 1,2	DONEGAN GERALD SAMUEL	0.4	0.7	1.6	0.2%
314041000112930	CON 2 PT LOT 25 AS RP;44R1760 PARTS 1,2 & 3	B & D HUTCHISON INVESTMENTS & HUTCHISON BARRY KENNETH	0.7	1.1	2.7	0.3%
314041000112932	CON 2 PT LOT 25 AS RP;44R2015 PART 1	HANSKILL PROPERTIES INC	1.6	2.6	6.5	0.8%
314041000112933	CON 2 PT LOT 25 AS RP 44R969;PART 2 AND RP 44R1507 PART 2	2064008 ONTARIO LTD	1.3	2.1	5.2	0.6%
314041000112935	CON 2 PT LOT 25 AS RP 44R969;PART 3 AND RP 44R1507 PART 3	2048404 ONTARIO LIMITED	1.2	2.1	5.1	0.6%
314041000112955	CON 2 PT LOT 25 AS RP;44R2055 PART 2	L J S PROPERTIES INC	1.5	2.5	6.2	0.7%
314041000113000	CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.2	0.2	0.6	0.1%
314041000113010	CON 2 PT LOT 25 PT LOT 26	DONEGAN GERALD SAMUEL	4.3	7.1	17.6	2.0%
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	31.8	31.8	78.6	9.1%
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	4.7	4.7	11.5	1.3%
314041000113200	CON 2 PT LOT 28 AS RP 44R460;PART 1 PART 2 AND RP 44R2564;PART 1 SUBJT TO ROW	WILLIAMS DONALD WAYNE & MARILYN RUTH	0.6	0.7	1.8	0.2%
314041000113300	CON 2 PT LOTS 26 TO 28 RP;44R1099 PARTS 1 AND 5 RP;44R3856 PT PART 1	2151738 ONTARIO INC	21.4	21.4	52.8	6.1%
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	16.1	16.1	39.8	4.6%
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	20.2	20.2	49.8	5.8%
314041000113800	CON 2 PT LOT 31	ROBERT RUMPH	11.5	11.5	28.4	3.3%
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	4.8	4.8	12.0	1.4%
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	9.7	9.7	24.1	2.8%
314041000116902	CON 3 PT LOT 24 RP;44R5788 PART 2	NORTH PERTH MUNICIPALITY	0.4	0.4	1.0	0.1%
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	0.8	1.3	3.3	0.4%
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.2	0.4	1.0	0.1%
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	3.4	3.4	8.4	1.0%
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	0.8	1.4	3.5	0.4%
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	0.7	1.1	2.7	0.3%
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	1.4	2.4	5.9	0.7%
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	1.3	1.7	4.2	0.5%
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	14.6	14.6	35.9	4.2%
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	4.2	6.9	17.1	2.0%
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	4.2	7.0	17.2	2.0%
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	2.5	4.1	10.2	1.2%
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	1.9	1.9	4.7	0.5%
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	25.5	25.5	63.0	7.3%
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	17.2	17.2	42.4	4.9%
314041000117900	CON 3 LOT 28	RANKIN LINDA KATHLEEN	9.8	9.8	24.2	2.8%
314041000118000	CON 3 S PT LOT 29 S PT LOT;30	FISCHER NANCY ANNE & RAE STANLEY	9.9	9.9	24.4	2.8%
314041000699903	WALLACE CON 2 PT LOTS 25 AND;26 CON 4 PT LOT 24 CON 9 PT;LOT 4 CON 10 PT LOT 4 RP;44R3254 PARTS 1 AND 4 PT;PART 2 RP 44R3255 PART 1 RP	NORTH PERTH MUNICIPALITY	3.1	3.1	7.7	0.9%
		Total on Lands	289.2	318.9	787.7	91.3%
	Line 87 East	The Municipality of North Perth	1.1	2.4	5.9	0.7%
	Highway 23 North	Ontario Ministry of Transportation	3.5	7.9	19.5	2.3%
	Line 87 West	The Municipality of North Perth	3.4	7.6	18.7	2.2%
	Wallace Ave. N	The Municipality of North Perth	2.7	6.0	14.8	1.7%
	Fairlane Road	The Municipality of North Perth	1.7	3.8	9.4	1.1%
	Wallace Industrial Row	The Municipality of North Perth	0.5	1.2	3.0	0.3%
	Road 165	The Municipality of North Perth	0.7	1.6	3.9	0.5%
		Total on Roads	13.5	30.5	75.2	8.7%
		Total Assessment	302.7	349.4	862.9	100.0%

Appendix C
Drawings

1	WILLIAMS DRAINAGE LTD	PT LOT 25	112904
2	WILLIAMS DRAINAGE LTD	PT LOT 25	112902
3	MEULLENSTEEN INVESTMENTS INC	PT LOT 25	112906
4	MUNICIPALITY OF NORTH PERTH	PT LOT 25	113000
5	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112908
6	MARGARET DONEGAN	PT LOT 25	112918
7	MARTIN BROS CRUSHING	PT LOT 25	112916
8	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112914
9	J & A DEVRIES CONSTRUCTION	PT LOT 25	112912
10	MARGARET DONEGAN	PT LOT 25	112920
11	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112922
12	MARGARET DONEGAN	PT LOT 25	112924
13	ROBERT TRENCH	PT LOT 25	112926
14	B&D HUTCHISON INVESTMENTS	PT LOT 25	112930
15	MARGARET DONEGAN	PT LOT 25	112928
16	MUNICIPALITY OF NORTH PERTH	PT LOT 25	699903
17	MUNICIPALITY OF NORTH PERTH	PT LOT 25	112903
18	FOUR H AUTOMOTIVE LTD	PT LOT 25	112810
19	MOORE'S PRODUCE LIMITED	PT LOT 24	111000
20	UNION GAS LIMITED	PT LOT 24	111100
21	LARRY DIETRICH AND SUSAN NIEMAN	PT LOT 24	110800
22	HOWARD AND RUTH ANNE PEHLKE	PT LOT 24	110700
23	KYLE LACASSE AND MELISSA KNAPP-LACASSE	PT LOT 24	110710
24	JOHN AND HELEN GABEL	PT LOT 24	110720
25	WILLIAM AND VALERIE BUSHELL	PT LOT 23	110210
26	HEARTLAND VETERINARY PROFESS	PT LOT 24	117012
27	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117015
28	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117017
29	SCOTT AND KARIN DIRSTEIN	PT LOT 24	117020
30	PETRO CANADA AND SUNCOR ENERGY INC.	PT LOT 24	116915
31	DONALD AND MARILYN WILLIAMS	PT LOT 28	113200
32	MUNICIPALITY OF NORTH PERTH RP:44R5788 PART 2	PT LOT 24	116902



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NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
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PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- PROPERTY LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- BENCHMARK LOCATION
- OPEN MUNICIPAL DRAIN (PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (PART OF REPORT)
- OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
- WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- TILE DRAINAGE TO A DIFFERENT WATERSHED

75 0 50 100 200
1:5000 (m) ARCH "D" 24x36

BENCH MARKS :

BM 323012-1 ELV = 383.065m
SPIKE IN THE WEST FACE OF HYDRO POLE SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE SECOND POLE EAST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

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LICENSED PROFESSIONAL ENGINEER
Aug 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
2	08/20/25	FOR ENGINEERS REPORT	B.G.
1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

HAROLD GOOD MUNICIPAL DRAIN

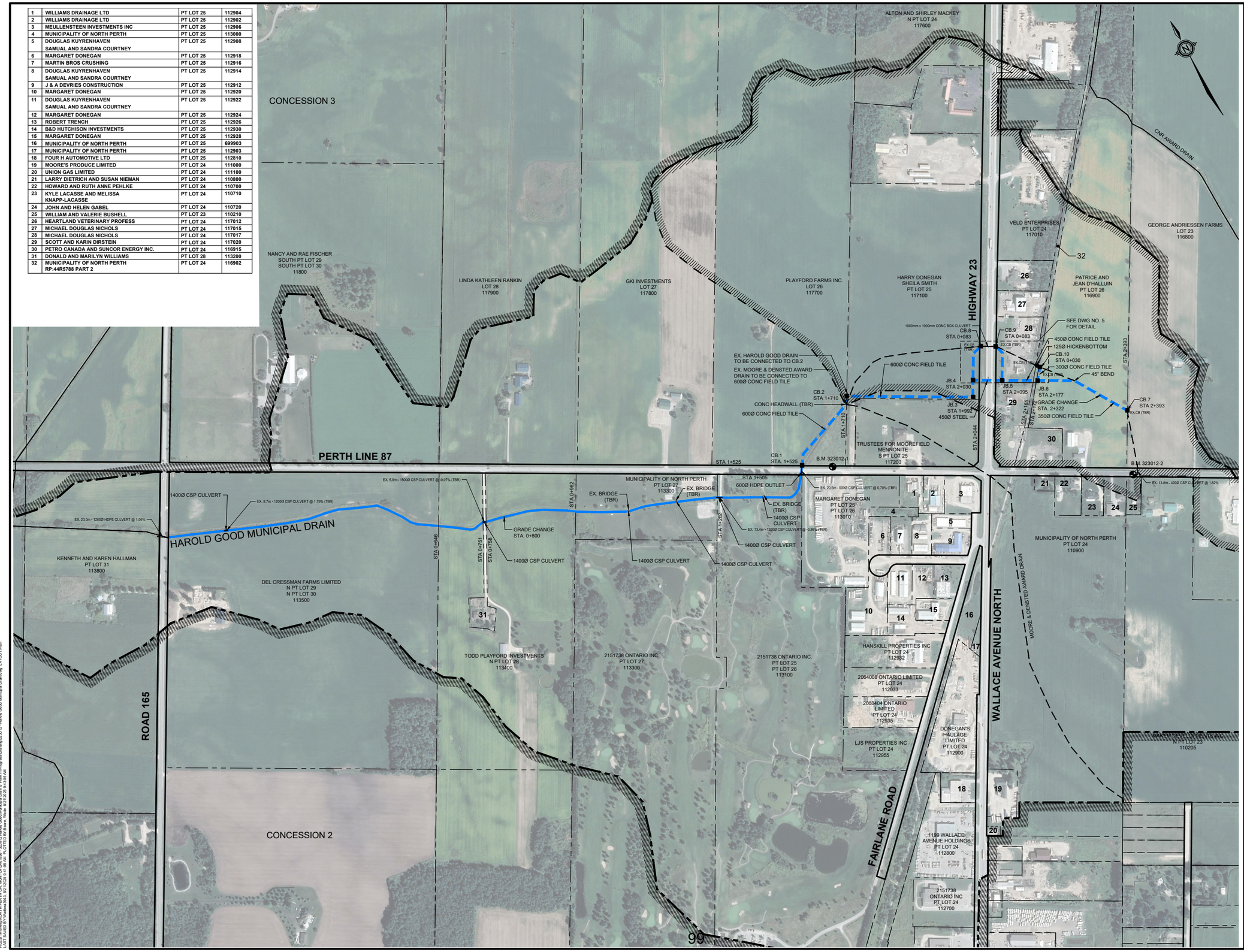
MUNICIPALITY OF NORTH PERTH

WATERSHED & PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	1
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

FILE:S:\Wells\NORTH PERTH\ON Mun\DFS\49599_ 323012 Harold Good Municipal Drain\1 Work in Progress\Drafting\323012 - Harold Good Municipal Drain.dwg LAYOUT:Watershed
LAST SAVED BY:Wallace.Bak 9/21/2025 9:41:08 AM PLOTTED BY:Blake, Wade 9/21/2025 9:42:52 AM

1	WILLIAMS DRAINAGE LTD	PT LOT 25	112904
2	WILLIAMS DRAINAGE LTD	PT LOT 25	112902
3	MEULLENSTEEN INVESTMENTS INC	PT LOT 25	112906
4	MUNICIPALITY OF NORTH PERTH	PT LOT 25	113000
5	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112908
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8	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112914
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11	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112922
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14	B&D HUTCHISON INVESTMENTS	PT LOT 25	112930
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16	MUNICIPALITY OF NORTH PERTH	PT LOT 25	699903
17	MUNICIPALITY OF NORTH PERTH	PT LOT 25	112903
18	FOUR H AUTOMOTIVE LTD	PT LOT 25	112810
19	MOORE'S PRODUCE LIMITED	PT LOT 24	111000
20	UNION GAS LIMITED	PT LOT 24	111100
21	LARRY DIETRICH AND SUSAN NIEMAN	PT LOT 24	110800
22	HOWARD AND RUTH ANNE PEHLKE	PT LOT 24	110700
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24	JOHN AND HELEN GABEL	PT LOT 24	110720
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30	PETRO CANADA AND SUNCOR ENERGY INC.	PT LOT 24	116915
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32	MUNICIPALITY OF NORTH PERTH RP:44R5788 PART 2	PT LOT 24	116902



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TBR	TO BE REMOVED

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- OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
- WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- TBR — TO BE REMOVED
- PROPOSED HICKENBOTTOM

50 20 0 50 100 150
1:4000 (m) ARCH 'D' 24x36

BENCH MARKS :

BM 323012-1 ELV = 383.065m
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Aug. 20, 2025
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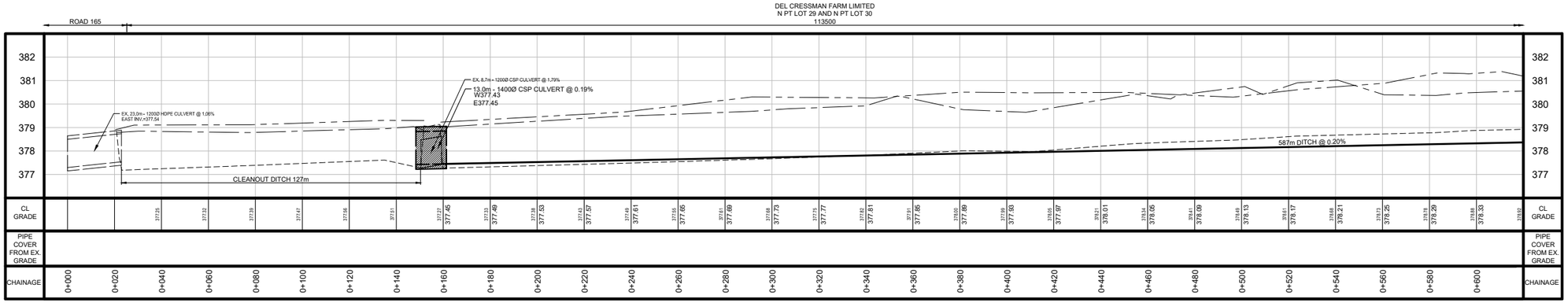
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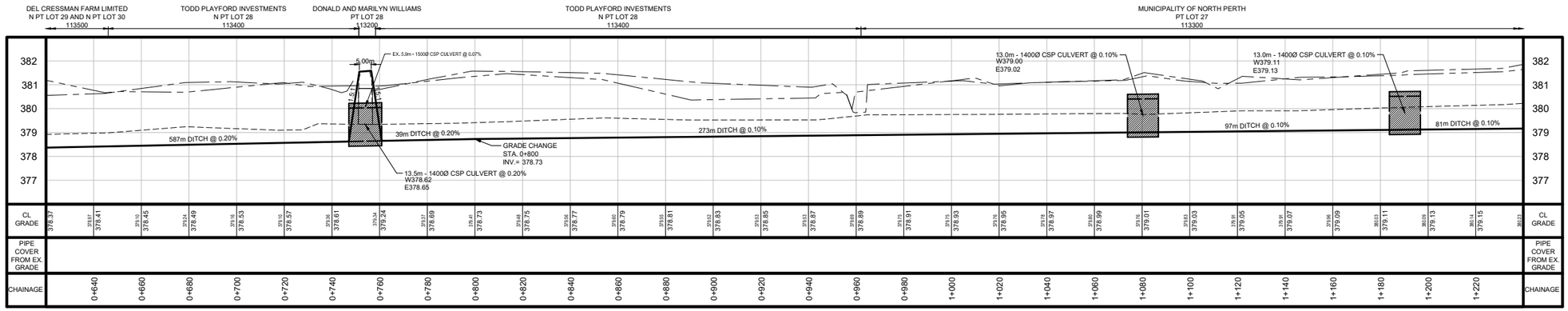
MUNICIPALITY OF NORTH PERTH

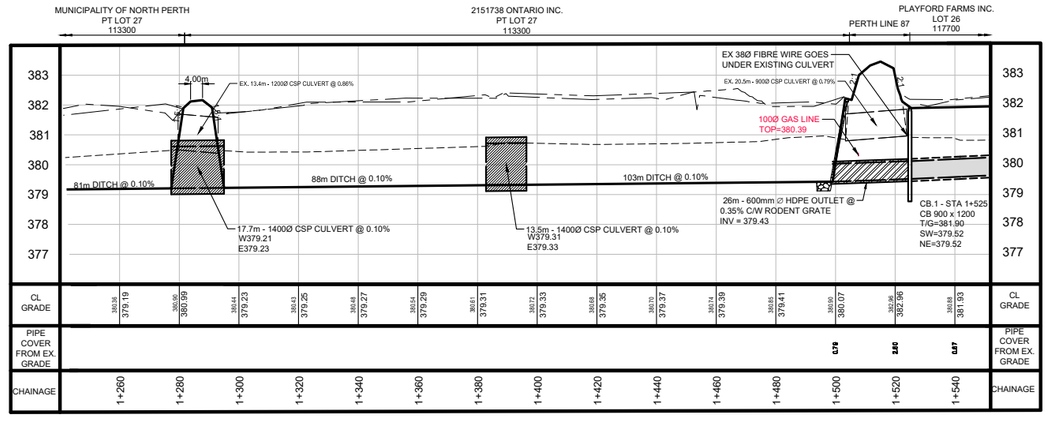
PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	2
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

FILE:\\Wingin\NORTH PERTH ON MUN OF\323012 - Harold Good Municipal Drain\Final Design\Drawings\323012 - Harold Good Municipal Drain.dwg - LAYOUT Plan
LAST SAVED BY:Wadlow,Mark 9/21/2025 9:41:08 AM PLOTTED BY:Bare, Wade 9/23/2025 9:43:59 AM







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CSP	CORRUGATED STEEL PIPE
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DICB	DITCH INLET CATCH BASIN
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PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- EX. SURFACE PROFILE
- EX. TOP OF BANK LEFT (NORTH OR WEST BANK)
- EX. TOP OF BANK RIGHT (SOUTH OR EAST BANK)
- CONCRETE FIELD TILE
- HIGH DENSITY POLYETHYLENE PIPE
- STEEL PIPE
- PROPOSED RIP-RAP
- PROPOSED CATCH BASIN

BENCH MARKS :

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PROVINCE OF ONTARIO

NO.	MM/DD/YY	REVISION DESCRIPTION	CHK'D
2	08/20/25	FOR ENGINEERS REPORT	B.G.
1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

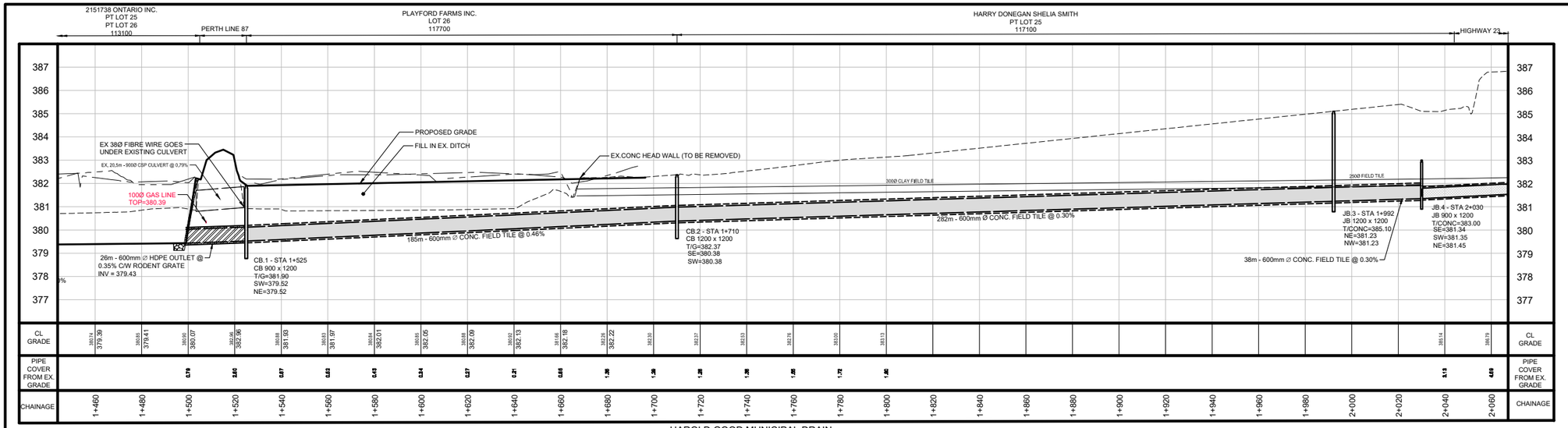
HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

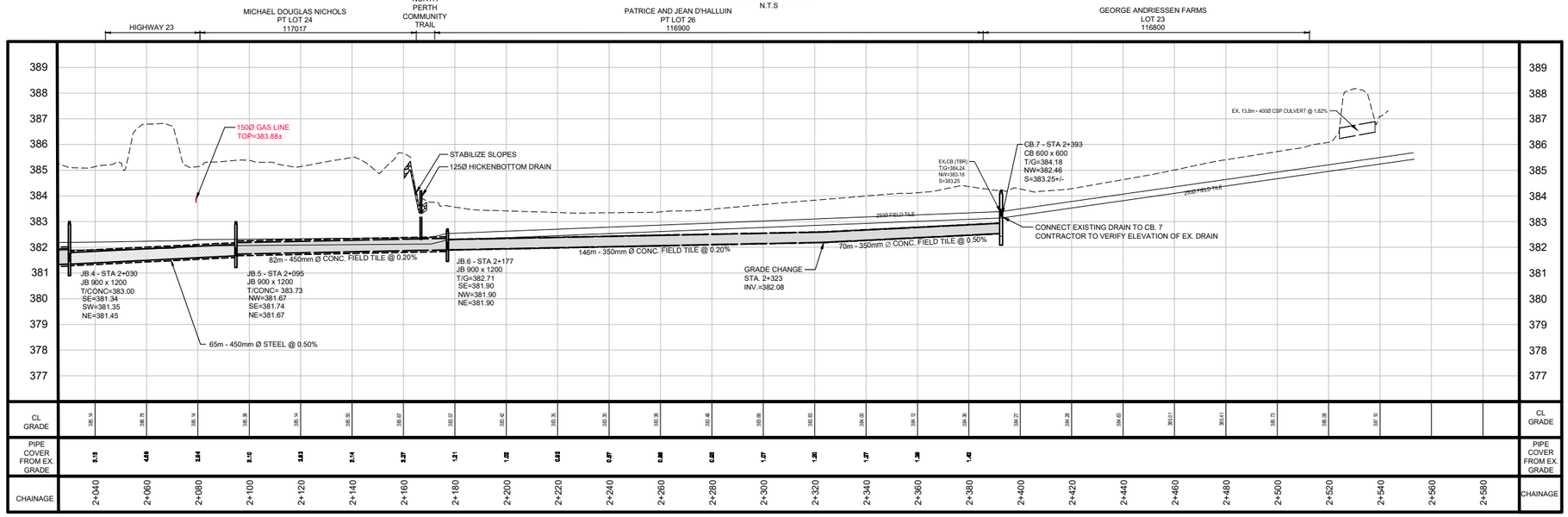
OPEN DITCH PROFILE

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W.B/A.B	--	323012	3
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

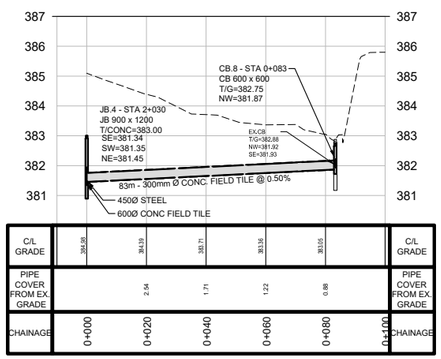
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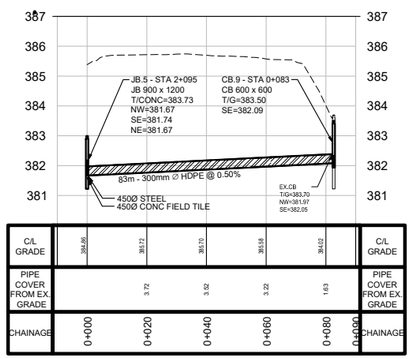
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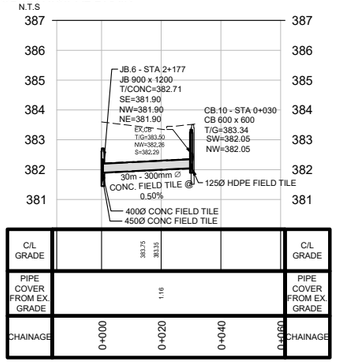
HAROLD GOOD MUNICIPAL DRAIN
N.T.S



OFFSET CB.8 BRANCH
N.T.S



OFFSET CB.9 BRANCH
N.T.S



OFFSET CB.10 BRANCH
N.T.S

NOTES :

1. CONTRACTOR IS TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.

NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
min.	MINIMUM
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- EX. SURFACE PROFILE
- CONCRETE FIELD TILE
- HIGH DENSITY POLYETHYLENE PIPE
- STEEL PIPE
- PROPOSED RIP-RAP
- PROPOSED CATCH BASIN

BENCH MARKS :

BM 323012-1 ELV = 383.065m
SPIKE IN THE WEST FACE OF HYDRO POLE SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE SECOND POLE EAST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

BM 323012-2 ELV = 387.484m
SPIKE IN THE NORTH FACE OF HYDRO POLE ON SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE FIRST POLE WEST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

LICENSED PROFESSIONAL ENGINEER
Aug. 20, 2025
B.A. GOWING
100219291
PROVINCE OF ONTARIO

STRUCTURE DETAIL SCHEDULE - HAROLD GOOD MUNICIPAL DRAIN

ITEM NO.	STA.	STRUCTURE DESCRIPTION	SIZE
1	1+525	CB.1	900mm x 1200mm
2	1+710	CB.2	1200mm x 1200mm
3	1+992	JB.3	1200mm x 1200mm
4	2+030	JB.4	900mm x 1200mm
5	2+095	JB.5	900mm x 1200mm
6	2+177	JB.6	900mm x 1200mm
7	2+393	CB.7	600mm x 600mm

PIPE DETAIL SCHEDULE - HAROLD GOOD MUNICIPAL DRAIN

STA. FROM	STA. TO	MATERIAL	SIZE (mm Ø)	SLOPE (%)	LENGTH (m)
STA. 1+499	STA. 1+525	HDPE C/W RODENT GRATE	600	0.35	26
STA. 1+525	STA. 1+710	CONC FIELD TILE	600	0.46	185
STA. 1+710	STA. 1+992	CONC FIELD TILE	600	0.30	282
STA. 1+992	STA. 2+030	CONC FIELD TILE	600	0.30	38
STA. 1+030	STA. 2+095	STEEL	450	0.50	65
STA. 2+095	STA. 2+177	CONC FIELD TILE	450	0.20	82
STA. 2+177	STA. 2+323	CONC FIELD TILE	350	0.20	146
STA. 2+323	STA. 2+393	CONC FIELD TILE	350	0.50	70

OFFSET CB STRUCTURE - HAROLD GOOD MUNICIPAL DRAIN

ITEM NO.	STA.	STRUCTURE DESCRIPTION	SIZE
1	0+083	CB.8	600mm x 600mm
2	0+083	CB.9	600mm x 600mm
3	0+030	CB.10	600mm x 600mm

OFFSET CB PIPE - HAROLD GOOD MUNICIPAL DRAIN

OFFSET BRANCH	STA. FROM	STA. TO	MATERIAL	SIZE (mm Ø)	SLOPE (%)	LENGTH (m)
CB.8	STA. 0+000	STA. 0+083	CONC FIELD TILE	300	0.50	83
CB.9	STA. 0+000	STA. 0+083	HDPE	300	0.60	83
CB.10	STA. 0+000	STA. 0+030	CONC FIELD TILE	300	0.50	30

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
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1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

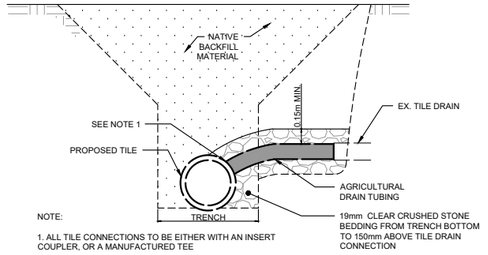
HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

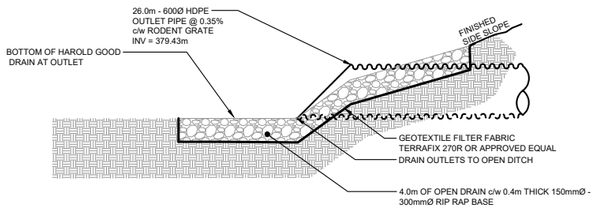
CLOSED DRAIN PROFILE

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W.B/A.B	--	323012	4
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

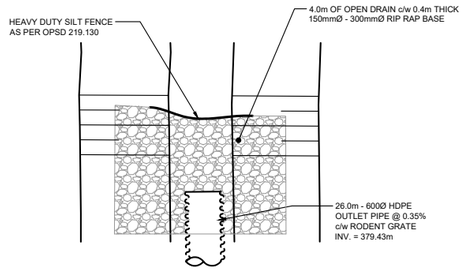
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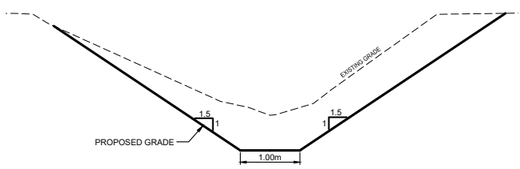
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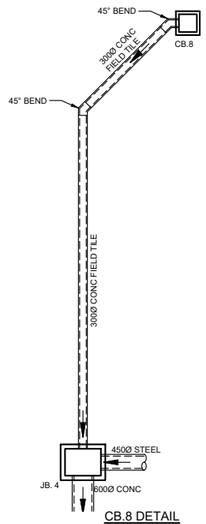
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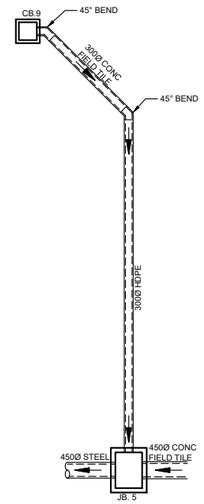
OUTLET PIPE DETAIL - PLAN
N.T.S.



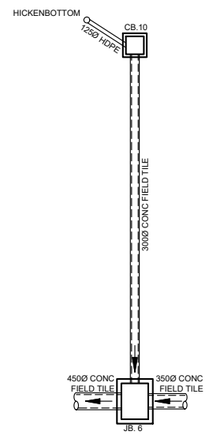
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CB.8 DETAIL
N.T.S



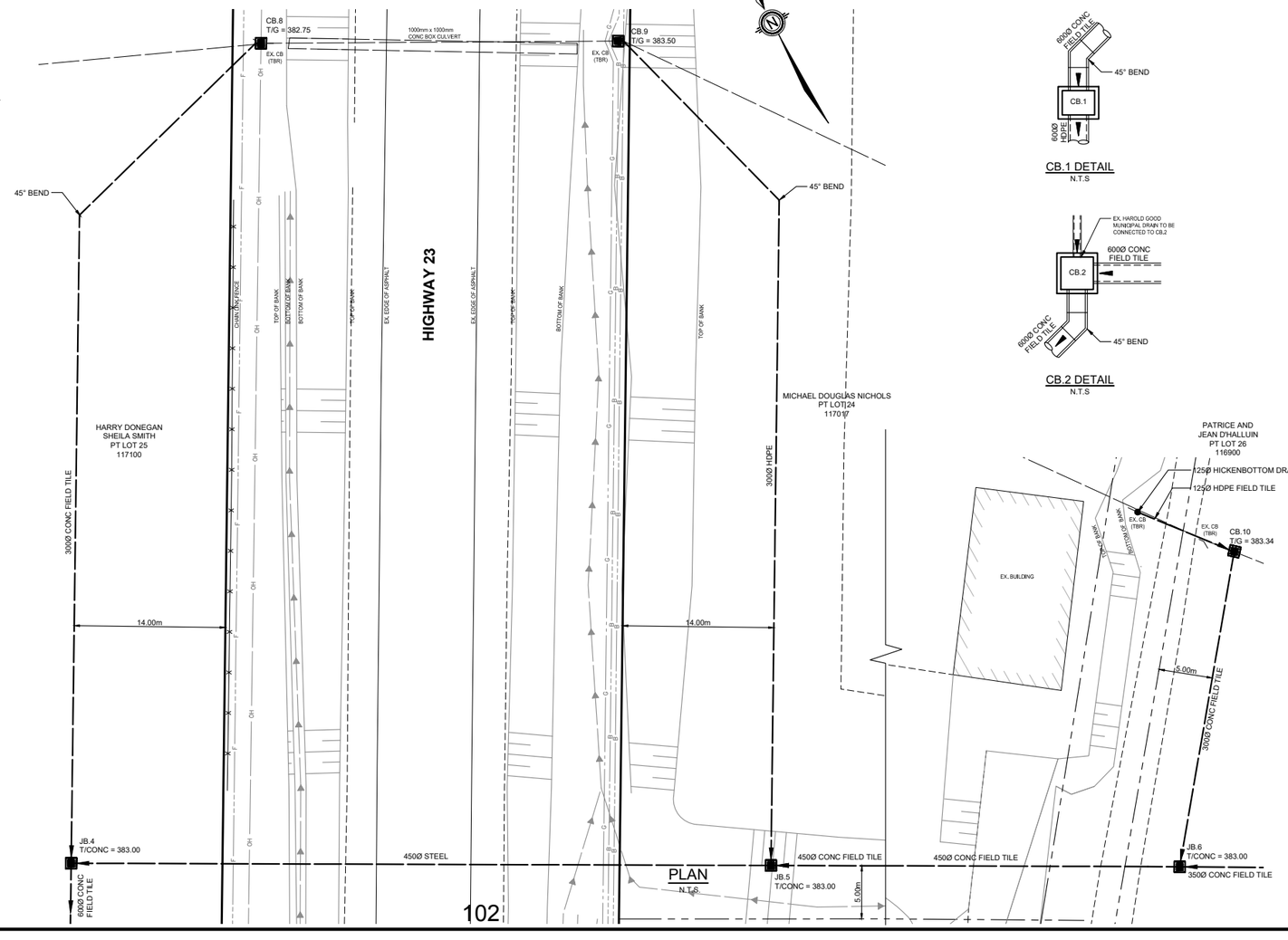
CB.9 DETAIL
N.T.S



CB.10 DETAIL
N.T.S

CB.1 DETAIL
N.T.S

CB.2 DETAIL
N.T.S



PLAN
N.T.S.

NOTES :

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2. CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.

NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
min.	MINIMUM
PL	PROPERTY LINE
R.	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

BENCH MARKS :

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LICENSED PROFESSIONAL ENGINEER
Aug. 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

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1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

SECTIONS AND DETAILS

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	5
DESIGNED BY :	DATE :	SCALE :	
M.A.	APRIL 2023	N.T.S.	

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Appendix D
Special Provisions

Special Provisions (Non-Tender Items)
For The Construction of The
Harold Good Municipal Drain 2025
Municipality of North Perth

STANDARD SPECIFICATIONS

Where reference is made to OPSS or OPSD, the Contractor shall refer to the latest revision of the Ontario Provincial Standard Specifications and the Ontario Provincial Standard Drawings. Where reference is made to OPSS, it shall be assumed to refer to OPSS.MUNI wherever equivalent municipal specifications exist. These specifications and drawings may not be bound within this document. They are available on-line from the Ontario Ministry of Transportation.

All work to be undertaken shall comply with the latest version of OPSS and OPSD, unless superseded by the Special Provisions included herein.

Where in the Specifications the word "Corporation", "Municipality" or "Owner" occurs it shall mean the "Municipality of North Perth".

Where in the Specifications the word "Engineer" occurs, it shall mean "GEI Consultants Canada Ltd.".

ALIGNMENT

The Contractor shall be responsible for the true and proper setting out of the work and for the correctness of the position, elevation and alignment of all parts of the work in accordance with accepted survey procedures. Using qualified personnel and following accepted engineering practice, the Contractor shall calculate, layout, establish and maintain all lines and grades necessary for the construction and verification of the work. The Contractor shall provide such information on the calculations, layout, lines and grades as the Engineer may at any time require.

All elevations and dimensions pertaining to the work shall be verified by the Contractor before commencing work. The Contractor shall be responsible for, and bear the cost of, field verification of all elevations and dimensions as they affect the work. Any discrepancy between the actual conditions and details on the drawings shall be reported to the Engineer before proceeding with the work or fabricating materials so affected. Any delay or cost incurred by the Contractor's failure to comply with this provision shall be borne by the Contractor.

Any discrepancies, errors, omissions or inconsistencies in the information shall be reported to the Engineer before proceeding with the work.

The Contractor shall use electronic means (laser, GPS) or equivalent line and grade control methods to maintain the vertical and horizontal alignment shown on the plans. Batter boards or any other means will not be acceptable. All tile drains shall be installed to a maximum vertical tolerance of +/-25mm, and any deviation from this tolerance shall be corrected by the Contractor at their expense.

TRENCHES TO BE CLOSED

No trench may be left open at the end of each day unless authorized by the Engineer. Any trench that is to be left open shall be completely fenced off with steel construction fencing. All fencing shall be at the Contractor's expense. If the Contractor neglects to fence a trench, the Engineer shall have the right to have this work done by others and charged to the Contractor.

ROAD SIGNS

The Contractor, at his/her own expense, shall carefully remove and satisfactorily replace Municipal Road Signs which must be removed in order to carry out the contract. Where traffic control signs, such as Stop Signs, have to be temporarily or permanently relocated, they shall be immediately reset either temporarily or permanently, as conditions dictate. All temporarily relocated signs shall be permanently reset as soon as site conditions permit. Where replacements are necessary, new signs shall conform to Municipal Standards.

DAMAGE TO TREES

A penalty of $1,000.00 will be levied against the Contractor to be deducted from monies payable under this Contract for each and every tree destroyed or damaged due to the Contractor's carelessness or negligence and which is not designated in the Contract for removal. As to what constitutes the carelessness or negligence on the part of the Contractor, the Engineer's decision shall be final.

COORDINATION MEETINGS

The Contractor shall attend such meetings with the Owner, Engineer, landowners and Utility Company Authorities (as necessary) as may be required by the Engineer to co-ordinate services affected by this Contract.

DISPOSAL OF SURPLUS OR UNSUITABLE EXCAVATED MATERIAL

All earth material excavated in carrying out the work of the various tender items included in this Contract and which is unsuitable for, or which is surplus to, the requirements for backfill shall be disposed of off-site. The excess material may be disposed of at a site arranged by the contractor upon receipt of a sign-off by the property owner.

All concrete, asphalt pavements, curbs, sidewalks, large boulders and other “solid” materials are to be loaded and hauled separately from the other earth and granular materials and disposed of at an MOECC- approved site obtained by the Contractor at no cost to the Owner.

COMPACTION

This Contract contains no separate tender item for compaction equipment as may be required to compact the earth or granular materials whether used for embankment construction, base courses, bedding, or backfill.

The Contract prices for the materials to be placed or the work to be carried out shall include full compensation for supplying and operating such compaction equipment as the Contractor may require and for compacting the materials to the specified density.

When it is impractical with the larger types of compaction equipment to obtain the required degree of compaction in areas where working space is limited, the Contractor shall provide and use mechanical hand compaction equipment in order to achieve the specified density.

Granular materials used as bedding shall be compacted to a density of 98% of the maximum dry density, granular backfill or base courses shall be compacted to a density of 100% of the maximum dry density. All other earth materials shall be compacted to a density of 95% of the maximum dry density.

When field tests indicate that the required degree of compaction cannot be obtained with the equipment in use or the procedure being followed, the Contractor's operations shall be halted until the Engineer is satisfied that the Contractor has made such modifications, in his/her equipment and procedure, which will produce the required results.

NATURAL GAS CONSTRUCTION SPECIFICATIONS

Where the Contractor is working near natural gas mains the work shall be carried out in accordance with the requirements and specifications of the Gas Company having control over such mains.

OTHER CONTRACTORS WITHIN OR ADJACENT TO THE LIMITS OF THE WORK

The Contractor is advised that other work may be in progress within and adjacent to the limits of this Contract and that he/she shall co-operate with other Contractors, Utility Companies, and the Corporation and they shall be allowed free access to their work at all times.

The Engineer reserves the right to alter the method of operation on this Contract to avoid interference with other work.

UTILITY POLE LINES

Where utility poles may have to be supported, the Contractor shall make arrangements with the hydro authority to do this work. There shall be no charge to the Contractor for this work.

UTILITIES AND PIPE CROSSINGS

The location and depth of underground utilities shown on the Contract Drawings are based on information received by the Engineer. The position of all pole lines, conduits, watermains, sewers and other underground and over ground utilities and structures is not necessarily shown on the Contract Drawings and where shown, the accuracy of the position of such utilities and structures is not guaranteed. It is the Contractor's responsibility before starting any work to contact the Municipal Authorities or Utility Companies for further information in regard to the exact location of these utilities and to take such other precautions as necessary to safeguard the utilities from damage.

Where pipes and other utilities are encountered in the excavation, these shall be maintained and supported by the Contractor to minimize damage done to them. Prior to backfilling, the Contractor shall submit to the Engineer, for his/her approval, details of the proposed method of support of such pipes and utilities and no backfilling may take place prior to the Engineer's review of such details. Approval by the Engineer of any such details will in no way relieve the Contractor from his/her responsibility to avoid any damage where possible.

DAMAGE BY VEHICLES AND OTHER EQUIPMENT

If at any time, in the opinion of the Engineer, damage is being or is likely to be done to any highway or any improvement thereon, other than such portions as are part of the work, by the Contractor's vehicles or other equipment, whether licensed or unlicensed, the Contractor shall, on the direction of the Engineer and at the Contractor's own expense make changes in or substitutions for such vehicles or other equipment or shall alter loading or shall in some other manner remove the cause of such damage to the satisfaction of the Engineer. Where such damage has occurred, the Contractor shall make repairs satisfactory to the Owner or, where the Owner has found it necessary to make the repairs, make payment to the Owner of the cost of repairs carried out by the Owner.

SURVEY BARS AND MONUMENTS

The Contractor shall be responsible for replacing all survey bars which are bent, moved, removed, due to carelessness but will not be responsible for survey bars that have to be removed for construction. The contractor shall provide a list of all damaged and removed survey bars to the Engineer.

MAINTENANCE OF ROAD

The Contractor shall at all times and at his/her own expense, maintain safely and adequately, all private entrance facilities throughout the length of the Contract.

ACCESS TO PRIVATE PROPERTIES

If a traffic lane is closed temporarily to allow asphalt paving or road grading (including patch work), local access shall be maintained as much as possible and notifications shall be made 24 hours in advance.

CONSTRUCTION HOURS

The Contractor will be allowed to work from 7:00 a.m. to 7:00 p.m., Monday to Friday. Additional hours may be permitted under certain circumstances if approved by the Engineer.

MAINTENANCE OF FLOWS

The contractor shall be responsible to maintain all drainage flows during construction. No extra payment will be made for pumping, hauling or disposing of any drainage flow or removing any granular material that enters the drainage system through manhole or catch basin frame adjustments. The contractor will be responsible for maintaining and directing storm water flows during construction so that flooding of private property and silt migration or washouts do not occur. The contractor shall be responsible to pay for any damages caused by storm water flooding due to, or as a result of, construction activities during the duration of this project.

Special Provisions
For The Construction of The
Harold Good Municipal Drain 2025
Municipality of North Perth

SPECIFICATIONS

The Special Provisions, along with the *"Specifications for the Construction of Municipal Drainage Works"* attached hereto, shall apply to and govern the construction of the *"Harold Good Municipal* Drain*".*

PLAN AND REPORT

The Plan and Profile and the Engineer's Report on the proposed Drainage Works shall be a part of this Specification.

EXTENT OF WORK

General

1. All standard Detailed Drawings are attached to these Specifications.
2. The Contractor shall notify the Owners and the Engineer forty-eight (48) hours prior to construction.
3. The Contractor shall verify the location of the new tile drains with the Engineer and the landowners prior to construction.
4. The working area shall be 20m centered on the proposed tile drain and 15m from top of bank for open ditch work. Each landowner on whose property the drainage works is to be constructed shall designate access to and from the working area.
5. All utilities shall be located and uncovered in the affected areas by the Contractor prior to construction.
6. The Contractor shall supply all materials unless otherwise stated at the time of tendering.
7. All standard catch basins shall be precast concrete catch basins as per OPSD. Knockouts shall be provided in the catch basins.
8. The catch basin grate elevations shall be set to the satisfaction of the Engineer.
9. Stone rip-rap protection and geo-textile material (Terrafix 270R or approved equivalent) shall be placed around all catch basins as part of this contract.
10. All catch basin grates shall be fastened to the new catch basins.
11. The Contractor shall supply all necessary materials to complete the connections of any existing drains to the new drain.
12. All CSP pipe shall be minimum 2.0mm (14 gauge) with a 68mm x 13mm corrugation profile, and galvanized.
13. All HDPE pipe shall be CSA rated 320kPa with bell and spigot gasket joints. Pipe shall be double wall smooth interior, Boss2000 or approved equivalent.
14. All clear stone shall be 19mm Type I as per OPSS.MUNI 1004.
15. All Rip Rap stone shall be R50 quarry stone unless otherwise specified, as per OPSS.MUNI 1004.
16. The Contractor shall be responsible for all trench settlement.
17. The Contractor shall supply and install catch basin markers beside all catch basins.
18. All concrete tile shall meet the requirements of ASTM C412-15.

19. The Contractor shall strip the topsoil centered on the drain before installing the tile drain. The width of topsoil stripping shall be at the Contractor's discretion, but all operations shall be constrained to the working width as previously denoted in the report. In locations where they may be deep cuts or excessive soil generation, the Contractor may apply to the Engineer to strip wider than the working width. The Engineer shall have the right to permit or deny this request. Topsoil shall be kept separate from subsoil as much as possible. The topsoil shall be later spread over the backfilled trench.
20. The Contractor shall, where directed, remove either by excavation or by crushing, any existing tile drains, inlets and/or catch basins encountered that are no longer required for the drainage system. Removal of existing tile drains and associated drainage works shall be considered part of the work and there will be no extra payment for removal of existing drainage infrastructure.
21. The Contractor shall grade the road ditches to the new catch basins. The disturbed areas within the road Right-Of-Way shall be top soiled and seeded.
22. The Contractor shall clean up the site and leave it in a neat and tidy condition.
23. The tender shall be based upon unit prices and shall be as detailed on the tender form.
24. Nothing in these Specifications shall be construed as requiring less than a complete and satisfactory job in accordance with the obvious intent of the Drawings and Specifications.
25. All work shall be done to the satisfaction of the Engineer.
26. In accordance with the General Specifications, the Contractor shall be responsible for all faulty materials or workmanship which appears within a one-year period from the date of the Engineer's final Payment Certificate. An amount equal to 2% of the final contract price shall be retained for the maintenance period. Any part of the money retained may be used to make good any deficiencies after five (5) working days' notice being given to the Contractor. This notice may be either in writing or by telephone.

OPEN WORK

O-1 Ditch cleanout or re-grading

The topsoil is to be stripped from the existing ditch prior to excavation for re-use. All work is to be done on the north side of the ditch only.

Where cleanout only is identified, cleanout and remove any accumulated silt from the ditch bottom and spread immediately adjacent to the ditch, no closer than 2m to top of bank in the manner as identified in General Specifications Section B.

Where re-grading or deepening is identified, excavate the existing ditch to the grade, profile and cross-section as identified on the Contract Drawings. Excess soil shall be hauled off-site for disposal as part of this item. No excavated material shall be spread on the Wallace Park property or the lands of 2151738 Ontario (Listowel Golf Course).

After completion of excavation, the ditch shall be restored using the stripped topsoil and grass seed, all of which shall be a part of this item. Grass seed shall be MTO Lowland mix, applied by hydroseeding.

O-2 New CSP Crossings

Supply and install corrugated steel pipe in the lengths and diameters and in the locations as shown on the Contract Drawings. Pipes shall be embedded to a depth of 10% of their diameter into the open ditch and backfilled with compacted granular 'B' to a minimum of 300mm above the top of pipe. Backfill shall be placed evenly on both sides

of the pipe in depths not to exceed 200mm and compacted to 98% SPD. Should a coupler be required, it shall be a bolted type installed as per manufacturer's recommendations. Finish all crossings with native soil backfill and a 300mm deep surface layer of Granular 'A' graded and compacted to match the crossing.

O-3 Removal of wooden bridges

The Contractor shall remove and dispose of any wooden bridges identified for removal on the Contract Drawings. Where electrical or other conduits are attached to the bridge, these shall be carefully detached and buried above the new CSP crossing pipe to a minimum depth of 400mm below the new ground surface. The Contractor shall use caution to prevent breakage or damage to the conduits. All relocation of conduits shall be coordinated with the landowner to ensure that power is disconnected prior to work commencement, and function shall be checked following relocation to ensure that the utilities remain operational. Where conduits or utilities are damaged by the Contractor, the Contractor shall be responsible for repair.

O-4 Property Restoration

Where properties are identified for restoration following either ditch excavation or tile installation, any property disturbed for construction purposes will be restored to pre-construction condition. Grassed areas will be restored with a 100mm deep layer of screened topsoil, graded and hydroseeded using a Canada No. 1 lawn seed mix. Any other disturbed areas will be restored using materials matching the pre-construction conditions.

O-5 Strip, fill and restore existing ditch

Place and compact fill available on-site into the existing open ditch from approximately station 1+525 to 1+675. Prior to fill placement, the ditch shall be stripped of topsoil from top of bank to top of bank. The topsoil shall be stockpiled adjacent to the ditch and will be used to restore the ground surface once filling is complete.

CLOSED WORK

C-1 Rip Rap Outlet Protection

Place approximately 100m² of rip rap at outlet pipe in accordance with the detail shown on the Drawings.

Rip rap shall be field or quarry stone, of 150mm to 300mm diameter (R50) or as approved by the Engineer on a filter mat base (Terrafix 270R or approved equivalent), machine placed to produce a smooth locked surfaced. All rip rap and geotextile shall be installed as shown on the drawings accompanying the Report, and in accordance with OPSD 810.010 Type B.

C-2 Concrete Field Tile by Wheel Trencher

Concrete tile shall be a minimum of 2000D (Class IV) as per ASTM C76.

Supply and install concrete field tile by wheel trencher or excavator in the quantities and diameters as shown on the Contract Drawings.

By whatever means the pipe is installed, the Contractor shall place it so that support is provided for the bottom and sides. This may require hand work to "blind" the pipe and place and compact soil under the haunches of the pipe,

and/or modification to the excavator. If the Contractor elects to install the pipe by excavator, the Contractor will be responsible for either properly shaping and preparing the trench bottom to seat the pipe to the satisfaction of the Engineer or installing the pipe on a 200mm thick bed of 19mm clear stone. There shall be no additional payment made beyond the bid price where the Contractor has elected to install the drain by excavator. The Contractor is responsible for any breakage of pipe in the ground; however it occurs and whether or not the method of installation is approved by the Engineer.

If the Contractor elects to install the pipe by excavator, extra will not be paid for stoney conditions unless boulders are encountered, larger than can be lifted by the excavator.

Payment under this item includes all labour, equipment and materials necessary to excavate the trench and shape the bottom, lay and wrap the pipe, backfill and shape the trench, and includes topsoil stripping and replacement.

This item shall include the wrapping of tile joints. The Contractor shall supply and wrap all concrete tile joints with geotextile filter material as part of this contract.

a. 300mm wide for tile sizes 150mm diameter to 350mm diameter
b. 400mm wide for tile sizes 400mm diameter to 750mm diameter
c. 500mm wide for tile sizes larger than 750mm diameter

The filter material shall completely cover the tile join and shall have a minimum overlap of 300mm. The type of filter material shall be Terrafix 270R or approved equal.

No additional payment will be made for wrapping of tile.

C-3 Concrete Field Tile by Excavator

Concrete tile shall be a minimum of 2000D (Class IV) as per ASTM C76.

This specification shall also apply where the Contractor elects to lay the tile by hydraulic excavator, or when directed to do so by the Engineer due to poor soil conditions.

The Contractor shall supply concrete field tile in the quantities and diameters as shown on the Contract Drawings. The pipe shall be placed on a 200mm thick layer of 19mm clear stone or granular bedding and use granular embedment to the spring line so that the pipe is supported from the bottom and sides. This may require hand work to “blind” the pipe and place stone under the haunches of the pipe, and/or modification to the excavator. The Contractor is responsible for any breakage of pipe in the ground however it occurs.

Where it is identified to install the field tile with granular embedment, the Contractor shall place a compacted layer of granular to a minimum height of 300mm above the top of the pipe.

Extra will not be paid for stoney conditions unless boulders are encountered, larger than can be lifted by the excavator.

Payment under this item includes all labour, equipment and materials necessary to excavate and shape the trench, supply and place the clear stone, lay and wrap the pipe, backfill the trench, and includes topsoil stripping and replacement.

This item shall include the wrapping of tile joints. The Contractor shall supply and wrap all concrete tile joints with geotextile filter material as part of this contract.

a. 300mm wide for tile sizes 150mm diameter to 350mm diameter
b. 400mm wide for tile sizes 400mm diameter to 750mm diameter
c. 500mm wide for tile sizes larger than 750mm diameter

The filter material shall completely cover the tile join and shall have a minimum overlap of 300mm. The type of filter material shall be Terrafix 270R or approved equal.

No additional payment will be made for wrapping of tile.

C-4 HDPE Field Pipe

Supply and install HDPE pipe in the quantity and diameter as shown on the Contract Drawings. Pipe shall be Boss2000 non-perforated dual wall smooth interior HDPE pipe with bell and gasket joints, or approved equivalent.

Pipe shall be installed by using compacted granular 'A' for bedding from 150mm below the pipe to 300mm above. Bedding and backfill shall be placed in maximum 300mm lifts and shall be suitable compacted to 95% SPMDD minimum. The Contractor shall ensure that bedding is properly placed and compacted under the haunches of the pipe.

Extra will not be paid for stoney conditions while installing the HDPE pipe unless boulders are encountered larger than can be lifted by the excavator.

C-5 Ditch Inlet Catch Basins or Catch Basins

Supply and install catch basins complete with birdcage grates and 600mm sumps as per OPSD 705.010, in the size as identified on the Contract Drawings.

Where ditch inlets are to be used, they shall have a 3:1 sloped top and heavy-duty galvanized steel grate (minimum bar diameter 15mm, maximum spacing 75mm) of the "birdcage" type set so that the top of the back of the ditch inlet is approximately flush with the surrounding ground. Flat catch basins shall have a flat top and heavy-duty galvanized steel grate (minimum bar diameter 15mm, maximum spacing 75mm) of the "birdcage" type set so that the top of the catch basins is approximately flush with the surrounding ground.

All catch basins shall be set on a 200mm thick layer of compacted granular 'A' or 19mm drainage stone.

All necessary minor grading and contouring to convey water to the catch basin is included. The approximate top of grate elevation has been shown on the detailed plans; however the contractor shall confirm the surface elevations prior to ordering or placing any catch basins and shall ensure that the top does not extend above the ground surface. For the purposes of this report, top of grate shall be equivalent to the lowest point that surface water can enter the

structure. All catch basins shall include at least one 150mm riser section. All ditch inlets shall include an earthen berm, graded to match the top of the high side of the inlet. The berm shall be finished with topsoil and seed.

Securely fasten the grate to the structure with two galvanized bolts. All pipes connected to the catch basin shall be suitably grouted with concrete, and all grouted connections shall be completely wrapped with geotextile. Further, geotextile shall be placed over all the joints between sections of the box for the entire perimeter of the box.

Supply and install approximately 2 tonnes of rip rap at each structure to the standard described in Item C-1. Rip-rap shall be included in the price of the catch basin and there shall be no extra payment for supply and placement.

C-6 Junction Boxes

All junction boxes shall be supplied from a precast manufacturer. Dimensions for junction boxes shall conform to that as shown on the Contract Drawings. An approximate top of structure elevation has been shown on the detailed plans; however the contractor shall confirm the surface and top of structure elevations prior to ordering or placing any junction boxes to confirm the elevation.

All pipes connected to the junction box shall be suitably grouted with concrete, and all grouted connections shall be completely wrapped with geotextile. Further, geotextile shall be placed over all the joints between sections of the box for the entire perimeter of the box.

Junction boxes shall come pre-benched to the spring line with no sump. All buried junction boxes will be covered with a solid concrete top, minimum 150mm thick. Exposed junction boxes will have a galvanized heavy duty flat top grate and fastened to the junction box with two galvanized bolts.

C-7 Hickenbottom

Supply and install a Hickenbottom inlet by Hickenbottom Inc. or approved equivalent with 25mm diameter holes.

Hickenbottoms and connecting pipes are to be included in the contract price. Hickenbottoms shall be located in accordance with the Contract drawings and be installed as per the Manufacturer's Specifications. All minor grading and contouring necessary to convey water to the Hickenbottom is included.

C-8 Line 87 Road Crossing

Supply and install approximately 26m of 600mm diameter HDPE with bell and spigot gasket joints. Pipe shall be double wall smooth interior, Boss2000 or approved equivalent. Pipe shall be installed by open cut method, and shall include all bedding, backfill and road restoration. The pipe shall be installed with 150mm of bedding, embedment, and 300mm of cover, all consisting of compacted granular 'A'. Road restoration shall consist of 450mm of granular 'B' base, 150mm of granular 'A' surface, and completed with 110mm of HL4 asphalt placed in two separate lifts of 55mm each. The existing asphalt shall be sawcut straight across the road and a 1m lap joint shall be milled into the surface of the asphalt at both sides of the excavation.

The Contractor shall submit a road closure plan for approval to the Municipality at least 2-weeks in advance of construction. All traffic control necessary, including signage, will be the responsibility of the Contractor.

Refer to the Construction Specifications for installation requirements.

C-9 Highway 23 Road Crossing

Work on this item shall conform to the Construction Specifications and OPSS 416 – Construction Specification for Pipeline and Utility Installation by Jacking and Boring.

The Contractor shall be required to submit sufficient information outlining the experience of the jacking and boring contractor for review by the Engineer. Where the Engineer rejects the proposed jacking and boring contractor due to a lack of experience with similar work, the Contractor shall be responsible for obtaining a suitable alternative. Prior to commencement of work under this item, the Contractor shall submit a boring plan for review by the Engineer and MTO.

The contract price for this item shall be compensation in full for all labour, material, and equipment necessary to supply and install a 450 mm diameter x 9.53mm (3/8“) minimum wall thickness smooth wall steel pipe by the jack and boring method under Highway 23 in the location and grades as shown on the Contract Drawings. The Contractor shall supply the smooth wall steel pipe for installation under this item.

Steel pipe used on this contract shall conform to the requirements of OPSS 1802. The steel pipe shall be ASTM A252, Grade 2 steel, with a minimum yield strength of 240 MPa. The pipe shall have a minimum wall thickness of 9.53mm.

Bore pits are to be constructed on both the downstream and upstream sides of Highway 23 in the locations of JB.4 and JB.5 and shall be large enough to accommodate the installation of the junction boxes at the conclusion of the pipe installation.

Watertight connection of the steel pipe to the precast structures is included in price bid for this item.

Tolerance on the grade of the bore pipe from that shown on the drawing is not more than +/-0.3%. The upstream pipe invert is to be not more than 0.1 m higher or lower than that shown on the drawings. Horizontal tolerance is to be not more than +/-3 m of that shown on the drawing.

The Contractor will make best efforts to deal with any obstructions or poor soil conditions encountered. If the bore pipe cannot be placed by boring and jacking on account of obstructions or poor soil conditions despite best efforts, the Contractor shall immediately notify the Engineer. The Engineer, in consultation with the Contractor and the Municipality, will determine a suitable alternative and instruct the Contractor accordingly. Any partial attempts shall be abandoned in place, grouted full, and capped. Partial attempts may be paid on a pro-rata basis where the jack and bore failure is determined to be the result of unforeseen circumstances beyond the control of the Contractor.

Filling and restoration of bore pits is part of the pipe installation and restoration items.

No open cut of Highway 23 shall be permitted. All excavations for the purpose of Jack and Bore shall be protected with adequate sheeting, bulkheads, and sidewalls to protect the highway and adjacent properties. The Contractor shall provide any barricades and lights, if necessary to provide positive protection around any pit locations.

C-10 Pressure grout existing crossing

The existing 300mm highway crossing shall be located and the pipe shall be pumped full of concrete grout. Following complete the pipe shall be capped and the ends will be backfilled and disturbed areas restored. Any existing structures will be removed as part of this item. The ends of the existing drain tiles on both sides of Highway 23 shall be securely capped and encased in concrete.

C-11 Utility Coordination

The Contractor shall be aware that there are Enbridge Vital Main gas lines within the work area that are to be crossed, as well as fibre optic cables. The Contractor is required to coordinate the work around all utilities with the respective utility provider and to follow any instructions related to the work. This item also includes hydrovac daylighting of gas lines, fibre optic cables, and any other utilities during construction, and any and all coordination related to securing locates.

The approximate elevation and location of the gas lines are marked on the Contract Drawings however the Engineer does not warrant the accuracy of these elevations or locations.

C-12 Tile Connections

All tile encountered shall be connected into the main drain or a catch basin. Tile connections may be made by using the same size of concrete field tile or one size larger of standard corrugated plastic drainage tubing. Connection at the main shall be "earth tight" to the satisfaction of the Engineer. All tile connections shall be done by core drilling the main drain or catch basin, and the connection shall be sealed by a method satisfactory to the Engineer.

The contractor will be paid as follows for the connection of tributary tile to the proposed works:

100mm Connections to	Total c/w Coring	150mm Connections to	Total c/w Coring	200mm Connections to	Total c/w Coring
250-675	$ 110.00	300-675	$ 120.00	250-675	$ 150.00
750-900	$ 130.00	750-900	$ 140.00	750-900	$ 170.00

The number of tributary tile connections required is unknown until construction commences.

The above prices include supply and install of up to a 3m length of tile or tubing to make connections. Connections in excess of 3m shall be paid for at the rate of $20.00/m for 100mm and 150mm diameter tile, and $30.00 for 200mm diameter tile.

C-13 Poor Soil Conditions

Poor soil conditions may be encountered. Should they occur and be sufficiently severe, in the opinion of the Engineer, that installation by wheel trencher is not possible; extra will be paid at the rate quoted in the tender for installation of the tile by excavator. Work under this item will include trench excavation of sufficient depth to install clear stone bedding if necessary. All costs involved in removing the wheel trencher, crew downtime, or any other costs related to the transition from wheel trencher to excavator will be included in the cost of this item, and no additional payments will be made.

C-14 19mm Clear Stone

Supply and install 19mm diameter clear crushed stone for bedding or envelope. Where not already specified in the contract, location for installation shall be designated by the Engineer at the time of construction. Payment will be for the actual quantity, in tonnes, installed.



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N

Legend

Harold Good Catchment

Municipal Drain

50 0 50 100 150 m

BENCH MARKS:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRAT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGES TO THEM.

NO.	MM/DD/YYY	REVISION DESCRIPTION	CH'KD
1			

BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
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Harold Good Municipal Drain

MUNICIPALITY OF NORTH PERTH

Watershed Area

DRAWN BY:	APPROVED BY:	PROJECT NO.	DRAWING NO:
MA		323012	1
DESIGNED BY:	DATE:	SCALE:	
	MAR, 2023	1:5,000	

WILSON DRAIN REALIGNMENT

Municipality of North Perth

SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
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Our Job No. 225224

September 29, 2025

London, Ontario
September 29, 2025

WILSON DRAIN REALIGNMENT

Municipality of North Perth

To the Mayor and Council of
The Municipality of North Perth

Mayor and Council:

We are pleased to present our report on the realignment of the Wilson Municipal Drain serving part of Lot 18, Concessions 7 to 10 (geographic Elma) in the Municipality of North Perth. The total watershed area contains approximately 660 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 78 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The work was initiated by a request signed by one of the affected landowners, Henmar Farms Ltd. (Roll No. 4-047).

HISTORY

The Wilson Drain was last reconstructed pursuant to a report submitted by A.J. DeVos, P. Eng. dated August 1, 1980. The work consisted of the reconstruction of approximately 8,633 lineal meters open drain cleanout, from the Maitland River upstream to the intersection of Line 75 and Road 154. Additionally multiple farm crossings were also installed at that time.

More recently, a realignment report was submitted to re-align a portion of the drain in Lots 23 and 24, Concession 9 pursuant to a report submitted by B. Widner, P. Eng., dated December 21, 2021.

EXISTING DRAINAGE CONDITIONS

At a site meeting held with respect to the project and through later discussions, the owners reported the following:

- that the landowner, Henmar Farms Ltd. (Roll No. 4-047), requested that the drain be relocated through his lands to facilitate greater workability of them, in particular the northwest corner of the property

EXISTING DRAINAGE CONDITIONS (cont'd)

- that the Maitland Valley Conservation Authority and Department of Fisheries and Oceans (Permit Reference No. 25-HCAA-01896) was contacted for comment, and they had no major concerns with the proposal, and provided some additional erosion and sediment features to be included as part of their letter of advice dated September 25, 2025.

A field investigation and survey were completed. Upon reviewing our findings, we note the following:

- that the lands of Henmar Farms Ltd. (Roll No. 4-047) are bi-sected by the existing open drain making a portion of their land difficult to work

- that the ideal location for the drain would be parallel to the westerly and northerly property lines of Henmar Farms Ltd. (Roll No. 4-047). This alignment would result in a similar channel length

Preliminary design, cost estimates and assessments were prepared, and informal consultations were held to review the findings and preliminary proposals. Further input and requests were provided by the affected owners at that time and at later dates. Based on the proposed design it was decided to proceed with the report.

DESIGN CONSIDERATIONS

The proposed drain was designed, with respect to capacity, using the "DRAINAGE GUIDE FOR ONTARIO," Publication 29 by the Ontario Ministry of Agriculture, Food, and Rural Affairs.

We would like to point out that there have been indications of sandy soil conditions, but no formal soil investigation has been made.

All of the proposed work has been generally designed and shall be constructed in accordance with the DESIGN AND CONSTRUCTION GUIDELINES FOR WORK UNDER THE DRAINAGE ACT.

RECOMMENDATIONS

We are therefore recommending the following:

- that the Wilson Drain, in the lands of Henmar Farms Ltd. (Roll No. 4-047), be relocated to the westerly and northerly portion of their lands, for a total length of 365 lineal meters

- that rip-rap be installed along corners to minimize the potential erosion caused by the change in direction

- that the excavated material from the new open drain be used to backfill the existing open drain

RECOMMENDATIONS (cont'd)

- that the existing open drain in the lands of Henmar Farms Ltd. (Roll No. 4-047) be officially abandoned from municipal status pursuant to Section 19 of the Drainage Act

ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

We are also recommending that the following erosion and sediment control measures be included as part of our reconstruction proposal to help mitigate any potential adverse impacts of the proposed drainage works on water quality and fishery habitat:

- timing of construction is to be only at times of low or no flow
- a temporary flow check of silt fencing is to be installed for the duration of the construction at the bottom end of the ditch reconstruction
- quarry stone rock chutes are to be constructed at surface inlet points to reduce erosion from direct surface water access into the ditch

It is to be noted that both the existing and newly vegetated banks as well as the existing natural and newly created buffer strips along each side of the ditch are permanent parts of the Wilson Municipal Drain and shall not be disturbed or destroyed.

SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 365 lineal meters of open ditch reconstruction including quarry stone rip-rap bank protection and bank seeding.

SCHEDULES

Two schedules are attached hereto and form part of this report, being Schedule 'A' – Allowances and Schedule 'B' - Cost Estimate.

Schedule 'A' - Allowances. In accordance with Section 30 of the Drainage Act, allowances are provided for damages to lands and crops along the route of the drain as defined below.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of $66,000.00. This estimate includes engineering and administrative costs associated with this project.

Drawing No. 1, Job No. 225224, and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

ALLOWANCES

DAMAGES: Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain. The amount granted is based on $4,647.00/ha. for open ditch work with excavated material levelled adjacent to drain. This base rate is multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.

RIGHT-OF-WAY Section 29 of the Drainage Act provides for an allowance to the owners whose land must be used for the construction, repair, or future maintenance of a drainage works. No right-of-way was granted as the existing open drain's right-of-way was deemed to be transferred to the new open drain location.

ASSESSMENT DEFINITIONS

In accordance with the Drainage Act, lands that make use of a drainage works are liable for assessment for part of the cost of constructing and maintaining the system. These liabilities are known as benefit and outlet liability as set out under Sections 22 and 23 of the Act.

BENEFIT as defined in the Drainage Act means the advantages to any lands, roads, buildings or other structures from the construction, improvement, repair or maintenance of a drainage works such as will result in a higher market value or increased crop production or improved appearance or better control of surface or sub-surface water, or any other advantages relating to the betterment of lands, roads, buildings or other structures.

OUTLET liability is assessed to lands or roads that may make use of a drainage works as an outlet either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek or watercourse.

In addition, a Public Utility or Road Authority shall be assessed for and pay all the increased cost to a drainage works due to the construction and operation of the Public Utility or Road Authority. This may be shown as either benefit or special assessment.

ASSESSMENT

We assess the entire cost of this report to the benefitting landowner, Henmar Farms Ltd. (Roll No. 4-047).

GRANTS

In accordance with the provisions of Section 85 of the Drainage Act, a grant **may** be available for assessments against privately owned parcels of land which are used for agricultural purposes and eligible for the Farm Property Class Tax rate. Section 88 of the Drainage Act directs the Municipality to make application for this grant upon certification of completion of this drain. The Municipality will then deduct the grant from the assessments prior to collecting the final assessments.

MAINTENANCE

Upon completion of construction, all owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

After completion, the entire Wilson Drain shall be maintained by the Municipality of North Perth at the expense of all upstream lands and roads assessed in the report dated August 1, 1980, by A.J. DeVos, P.Eng.



Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

B. Widner, P.Eng.

BW:

SCHEDULE 'A' - ALLOWANCES

WILSON DRAIN REALIGNMENT

Municipality of North Perth

In accordance with Sections 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 30 Damages	TOTALS
MAIN DRAIN				
10	Pt. 18	4-047 (Henmar Farms Ltd.)	$ 2,740.00	$ 2,740.00
		Total Allowances	$ 2,740.00	$ 2,740.00
		TOTAL ALLOWANCES ON THE MAIN DRAIN		**$ 2,740.00**

SCHEDULE 'B' - COST ESTIMATE

WILSON DRAIN REALIGNMENT

Municipality of North Perth

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

MAIN DRAIN

365 meters of open ditch construction (Approx. 4000m³)	$	21,900.00
Backfill existing ditch using excavated material from new ditch including hauling	$	15,300.00
Clearing and grubbing of existing ditch and ditch to be backfilled	$	1,200.00
Seeding of ditch banks and buffer strips. (Approx. 1000m²)	$	1,900.00
Supply and install quarry stone rip-rap on outside banks at bends of new alignment 3 locations (Approx. 24m³ req'd)	$	6,000.00
Tile connections and contingencies	$	4,000.00
Allowances under Sections 30 of the Drainage Act	$	2,740.00

ADMINISTRATION

Interest and Net Harmonized Sales Tax	$	1,540.00
Survey, Plan and Final Report	$	7,200.00
Expenses	$	850.00
Supervision and Final Inspection	$	3,370.00
TOTAL ESTIMATED COST	**$**	**66,000.00**

SCHEDULE OF NET ASSESSMENT

WILSON DRAIN REALIGNMENT

Municipality of North Perth

(FOR INFORMATION PURPOSES ONLY)

Job No. 225224 September 29, 2025

* = *Non-agricultural*

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
4-047 (Henmar Farms Ltd.)	$ 66,000.00	$ 22,000.00	$ 2,740.00	$ 41,260.00
TOTALS	**$ 66,000.00**	**$ 22,000.00**	**$ 2,740.00**	**$ 41,260.00**

GENERAL NOTES

1/ OUR SPECIFICATIONS DATED JANUARY 2010 APPLY TO THIS PROJECT.

2/ THE WORKING WIDTH AVAILABLE TO THE CONTRACTOR TO CONSTRUCT THE NEW DRAINS SHALL CONSIST OF THOSE LANDS IMMEDIATELY ADJACENT TO THE DRAIN AND CONNECTIONS AND SHALL NOT EXCEED THE FOLLOWING AVERAGE WIDTHS.
OPEN PORTIONS - 18 meters (INCLUDING 3m BUFFER)

3/ ALL OWNERS ALONG THE COURSE OF THE DRAIN SHALL MAKE AN ACCESS ROUTE FROM THE NEAREST ROAD TO THE DRAIN LOCATION AVAILABLE TO THE CONTRACTOR THE AVERAGE WIDTH OF THIS ROUTE SHALL NOT EXCEED 8 METERS. THE ACCESS ROUTE SHALL ALSO APPLY FOR FUTURE MAINTENANCE PURPOSES.

4/ a) ALL UTILITIES TO BE LOCATED AND EXPOSED PRIOR TO CONSTRUCTION SO THAT THE NEW TILE GRADES CAN BE CONFIRMED. IF THERE IS A CONFLICT IN ELEVATION BETWEEN THE PROPOSED DRAIN AND THE UTILITY, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
b) CONTRACTOR TO NOTIFY ALL UTILITIES 72 HOURS PRIOR TO HIS SCHEDULED TIME FOR STARTING THE ABOVE WORK.
c) THE COST FOR THIS WORK SHALL BE INCLUDED IN THE ITEM ON THE EXTENT OF WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR, EXCEPT IF ROAD RESTORATION IS REQUIRED.

5/ ALL TREES, SCRUB, BRUSH, ETC. TO BE CLEARED AND GRUBBED IN ACCORDANCE WITH "SECTION B. 3 AND C. 4" SPECIFICATIONS.

6/ RIP-RAP TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH "SECTION A. 12" IN THE SPECIFICATIONS.

7/ CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, DRAINAGE SUPERINTENDENT, AND THE AFFECTED OWNERS. ALL PARTIES SHALL RECEIVE 48 HOURS NOTICE TO THE MEETING.

OPEN PORTIONS

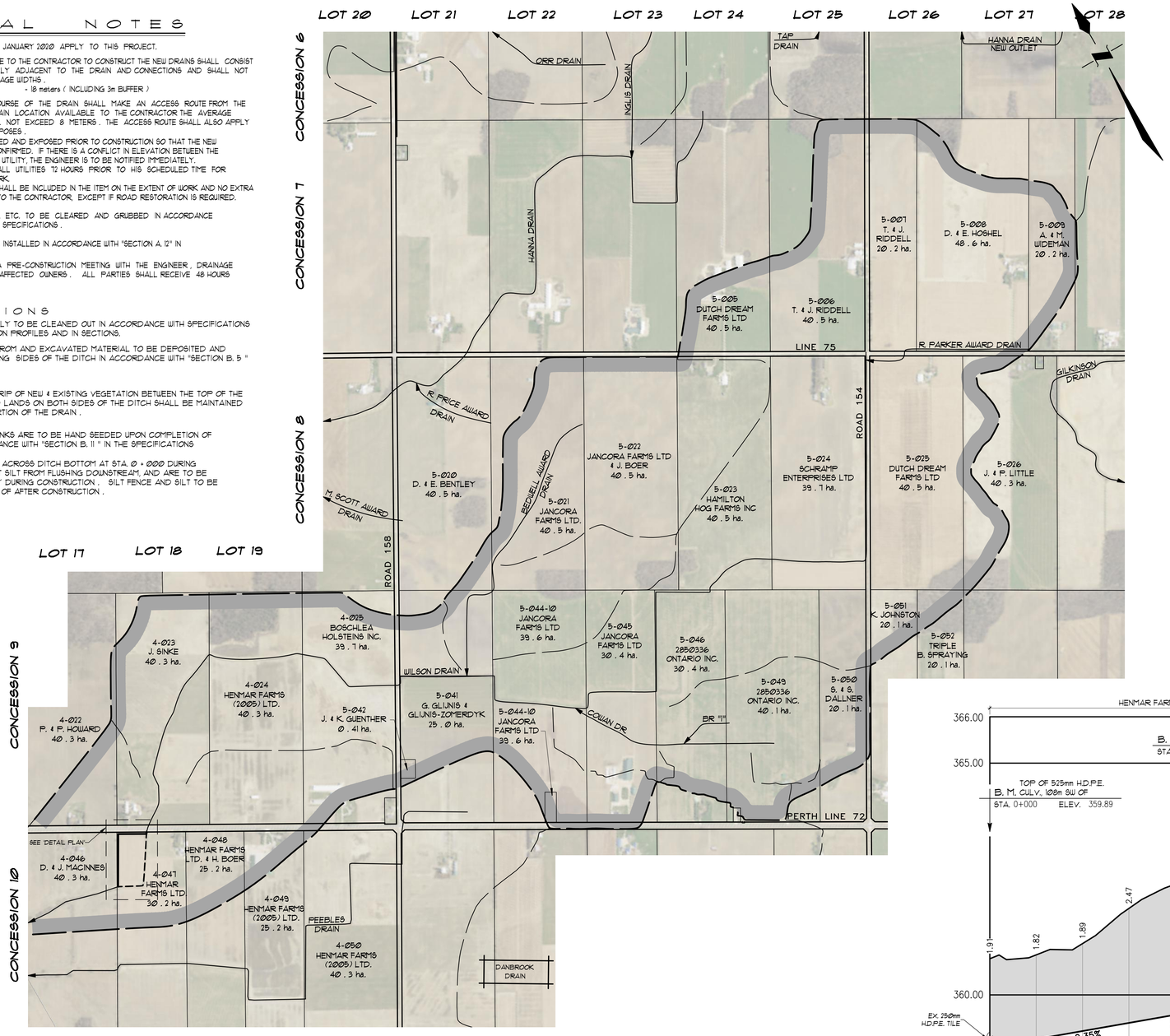
8/ EXISTING DITCH BOTTOM ONLY TO BE CLEANED OUT IN ACCORDANCE WITH SPECIFICATIONS UNLESS OTHERWISE NOTED ON PROFILES AND IN SECTIONS.

9/ WORK TO BE COMPLETED FROM AND EXCAVATED MATERIAL TO BE DEPOSITED AND LEVELLED ON THE FOLLOWING SIDES OF THE DITCH IN ACCORDANCE WITH "SECTION B. 5 " IN THE SPECIFICATIONS.
SOUTH SIDE / EAST SIDE

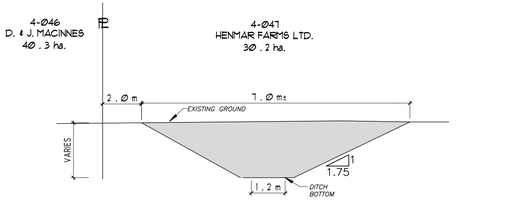
10/ A 3 METER WIDE BUFFER STRIP OF NEW & EXISTING VEGETATION BETWEEN THE TOP OF THE BANK AND THE CULTIVATED LANDS ON BOTH SIDES OF THE DITCH SHALL BE MAINTAINED AS PART OF THE OPEN PORTION OF THE DRAIN.

11/ NEWLY EXPOSED DITCH BANKS ARE TO BE HAND SEEDED UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH "SECTION B. 11 " IN THE SPECIFICATIONS

12/ SILT FENCE TO BE PLACED ACROSS DITCH BOTTOM AT STA. 0 + 000 DURING CONSTRUCTION TO PREVENT SILT FROM FLUSHING DOWNSTREAM, AND ARE TO BE MAINTAINED AS NECESSARY DURING CONSTRUCTION. SILT FENCE AND SILT TO BE REMOVED AND DISPOSED OF AFTER CONSTRUCTION.



PLAN SCALE 1 : 10 , 000



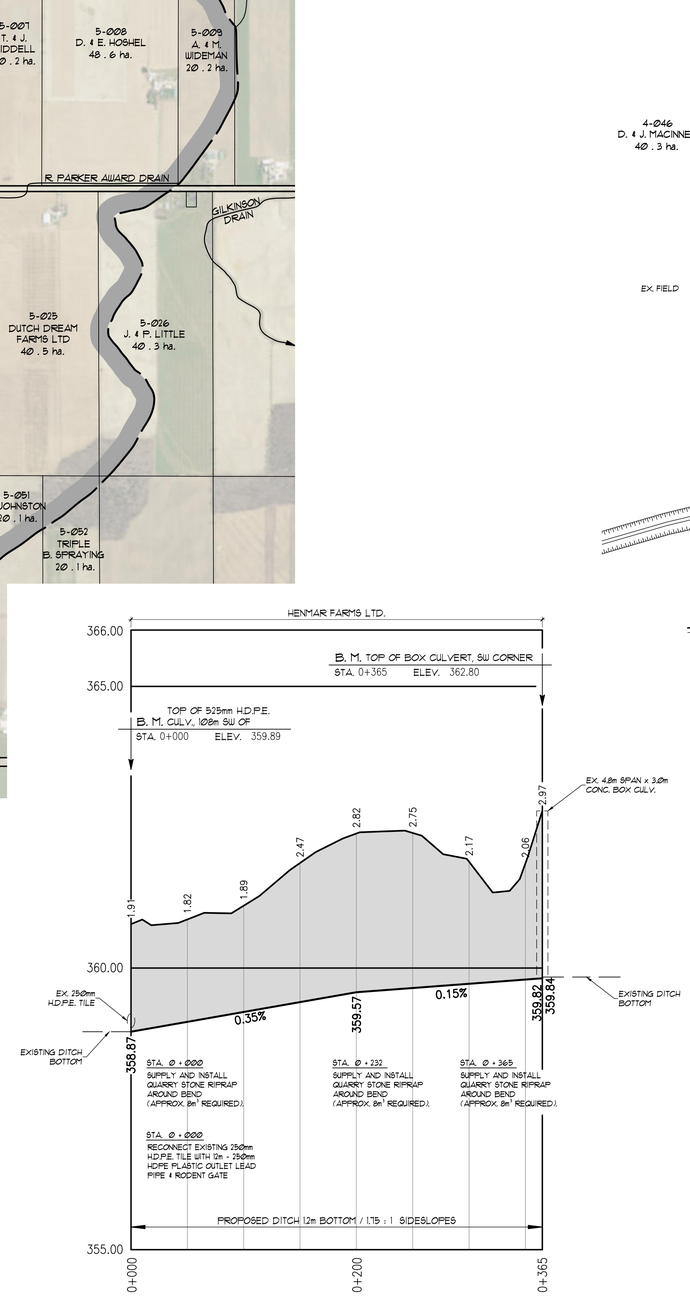
X-SECTION PROP. REALIGNMENT (TYP.)

SCALE: N . T . S .

PLAN LEGEND

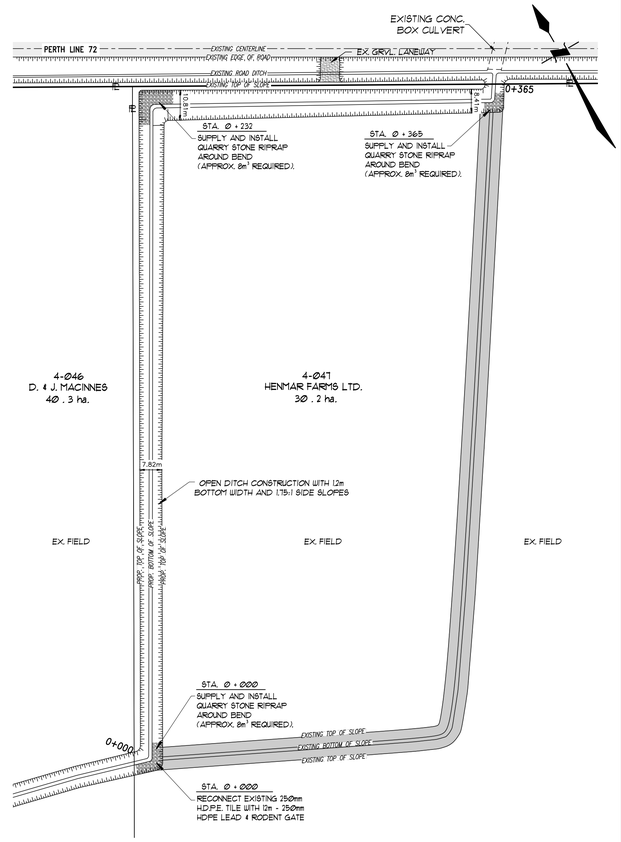
- LIMIT OF WATERSHED AREA
- PROPOSED DRAINAGE WORKS
- EXTERIOR OR INTERIOR WATERSHED
- TO BE BACKFILLED
- EXIST. MUNICIPAL DRAIN
- PRIVATE TILE OR SURFACE WATER RUN
- EXIST. WATERCOURSE OR PRIVATE DITCH

10 - 025 ASSESSMENT ROLL NUMBER
J. SMITH OWNERS NAME
40 . 5 ha. HECTARES OWNED



MAIN DRAIN

SCALE : HOR. 1 : 2 , 500
VERT. 1 : 50



DETAIL PLAN SCALE 1 : 1 , 000

WILSON DRAIN REALIGNMENT

Municipality of North Perth

Drainage Superintendent:
SCOTT RICHARDSON
519 - 271 - 0619

No.	REVISIONS	DATE

Drawn By: RL
Date: SEPT 29, 2025
Field Book G.P.S.
JOB No. 225224
Drawing No. 1 of 1

PLAN, PROFILE, DETAILS & NOTES

LICENSED PROFESSIONAL ENGINEER
B. E. WIDNER
100213628
PROVINCE OF ONTARIO

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET --LONDON (519) 672-4100--N6A 1A8

Perth County
Cultivating Opportunity

Office of the CAO Department
Planning Division

APPLICATION FOR ZONING BY-LAW AMENDMENT/OFFICIAL PLAN AMENDMENT

To:	Mayor Todd Kasenberg & Municipality of North Perth Council
Prepared by:	Haylee Hallema, Planner
Date:	October 6, 2025
File:	ZN14-25
Owner:	Wayne and Nicole Nicolle
Location:	Legally described as Plan 44M33, Block 252, in the Municipality of North Perth. The property is located on the south side of Hutton Street E, between Baker Avenue S and Reserve Avenue S, and is municipally known as 200 Hutton Street E.
Attachments:	**Report Photo**
	Site Sketch
	Draft By-law
	Schedule A

THAT the Municipality of North Perth Council **receive** the report dated October 6, 2025, entitled Zoning By-law Amendment Z14-2025, submitted by Wayne and Nicole Nicolle, affecting lands described as Plan 44M33, Block 252, municipally known as 200 Hutton Street E; and

THAT the Municipality of North Perth Council APPROVE Zoning By-law Amendment Z14-2025 submitted by Wayne and Nicole Nicolle, affecting lands described as Plan 44M33, Block 252, municipally known as 200 Hutton Street E.

Proposal

The subject application satisfy a condition of approval for consent applications B18-25 and B19-25.

The application proposes to rezone lands that were added to an adjacent property. from Special Residential Zone Five (R5-6) to Residential Zone Four (R4), aligning the zoning across the entire enlarged lot.

The subject lands are currently vacant and have been added to the recently enlarged lands for additional outdoor amenity area. At this time, no further development has been proposed.

Background

Perth County Official Plan	Neighbourhood
Municipality of North Perth Zoning By-law	Residential Zone Four (R4) and Residential Zone Five (R5)
Surrounding Uses	Surrounding land uses include predominantly residential.

Application Review

Provincial Planning Statement 2024

Section 2.3 of the Provincial Planning Statement (PPS) states that settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;
b) optimize existing and planned infrastructure and public service facilities;
c) support active transportation;
d) are transit-supportive, as appropriate; and
e) are freight-supportive.

County Official Plan

The County Official Plan came into effect on September 12, 2025. The subject lands are designated Neighbourhood in the recently approved plan.

Section 3.1.1.1.1 (Residential Uses) states:

(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; Locate in areas which will be adjacent to existing built-up areas;

iv. Be of a compatible scale in relation to existing development;
v. Generally, be directed to locations where access is available from local roads as opposed to direct access onto Provincial Highways or County roads;
vi. Locate in areas outside of natural hazards and to areas where access can be demonstrated in accordance with provincial standards; and,
vii. 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 additional 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 Bylaw;
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;

Zoning By-law

The subject application is proposing to rezone the severed lands from Special Residential Zone Five (R5-6) to Residential Zone Four (R4) to ensure the severed and enlarged lands have consistent zoning. The R4 zone permits residential uses such as single detached, semi-detached, duplex and triplex dwellings, as well as accessory uses, buildings, and structures.

Agency Comments

At the time of writing this report, no agency comments have been received.

Public Consultation

Public notice was provided to the neighbouring property owners on August 14, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

As previously indicated, the subject application is required to satisfy a condition of approval for consent applications that severed the lands from two residential properties and are adding them to another residential property. The application for zone change will zone the severed lands to the same zoning as the enlarged lands.

In light of the forgoing, it is the opinion of staff that the application is consistent with the Provincial Planning Statement (2024), which encourages compact, efficient, and well-integrated development within settlement areas. It also conforms to the policies of the Perth County Official Plan, which promote residential growth in areas that are compatible with existing development, supported by municipal services, and aligned

with the built form and character of the surrounding neighbourhood. As such, staff recommend approval of zoning by-law amendment Z14-2025.

Authored by:	Haylee Hallema Planner
Approved submission by:	Andrea Hächler Director of Planning

MUNICIPALITY OF NORTH PERTH
Pt Blocks 187 & 188, Plan 44M33, Listowel Ward (47 Forbes Cres)
Application for Zoning By-law Amendment
by Nicolle & Thompson



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
August 11, 2025

TO BE ZONED R4

N

Meters
0 10 20
0 20 40
Feet

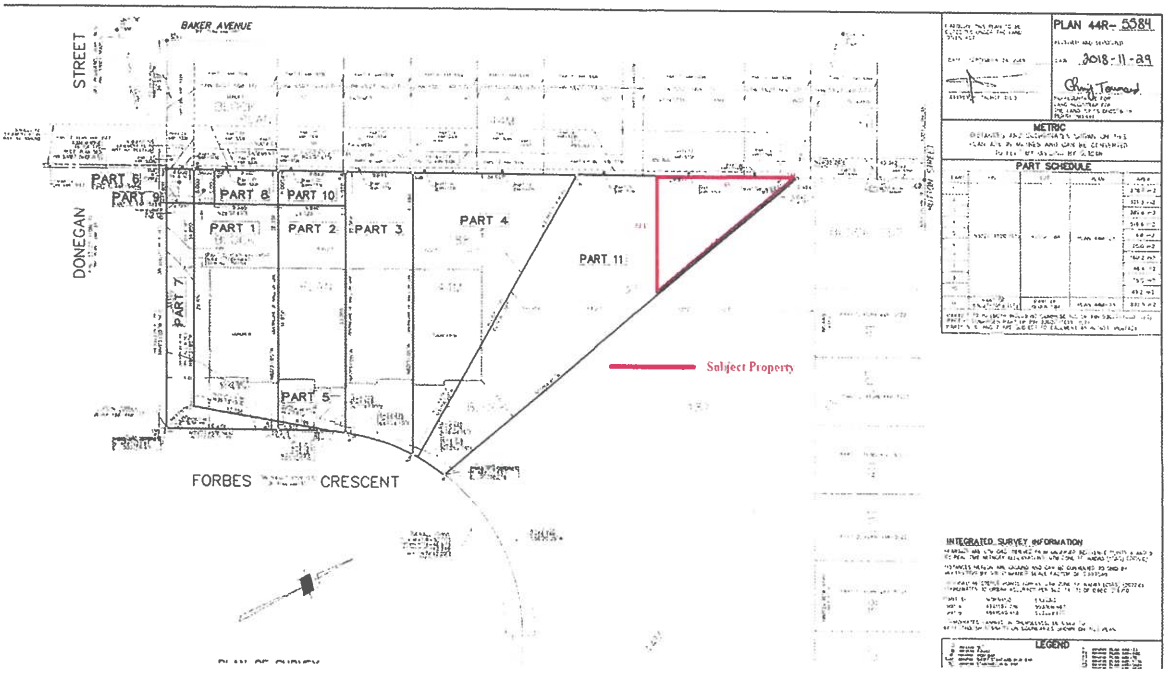
L:\Planning Land Use Admin\2-Working\D14 Zoning\North Perth\2025\ZN 14-2025 - Nicolle\GIS\ZN 14-2025 NICOLLE REPORT PHOTO.mxd

Buyers' Initials Seller's Initials

SCHEDULE "B"

To the agreement of purchase and sale as between
The **BUYER**, Wayne Nicolle and Nicole Nicolle
And the **SELLER**, Susan Mary-Ellen Thompson
For the **PROPERTY** known as **Part of 47 Forbes Crescent, Listowel, Ontario**
DATED:

Sketch of property to be sold

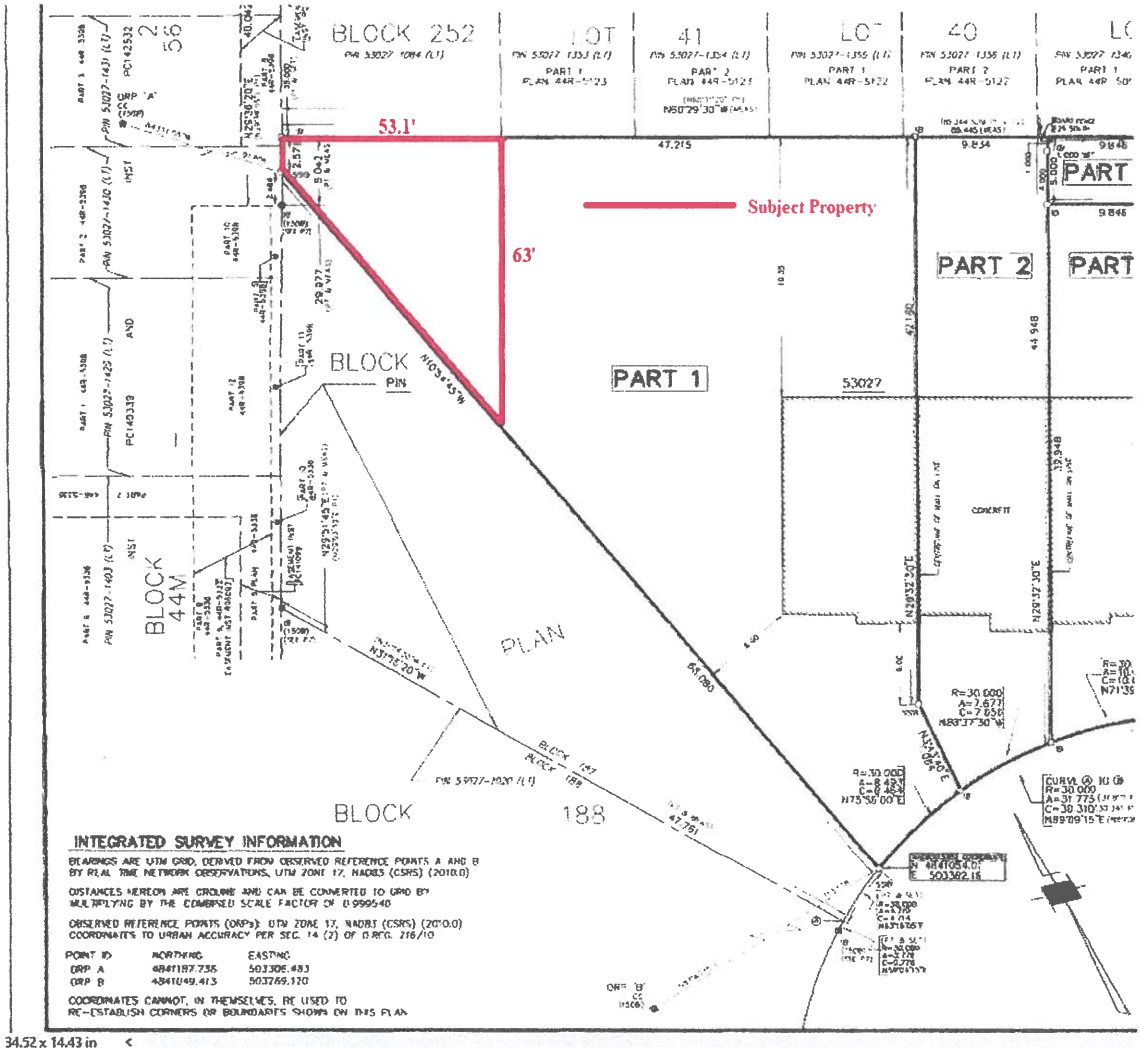


Buyers' Initials Seller's Initials

SCHEDULE "B"

To the agreement of purchase and sale as between
The **BUYER**, Wayne Nicolle and Nicole Nicolle
And the **SELLER**, Salim Shah
For the **PROPERTY** known as **Part of 49 Forbes Crescent, Listowel, Ontario**
DATED:

Sketch of property to be sold



Perth County
Cultivating Opportunity

Office of the CAO Department
Planning Division

APPLICATION FOR CONSENT

To:	Mayor Kasenberg & Municipality of North Perth Council
Prepared by:	Nathan Garland, Planner
Date:	October 6, 2025
File:	B41-25
Owner:	David Carson Farms and Auction Services Ltd.
Applicant:	R.L. (Les) Tervit
Location:	Legally described as Concession 1, Part Lot 18 and Lot 17, Wallace Ward, in the Municipality of North Perth. The property is located between Road 157 and Road 152 on the north side of Perth Line 86, and is municipally known as 5602 Perth Line 86.
Attachments:	**Report Photo** **Site Sketch**

Recommendation

THAT the Municipality of North Perth Council **advise** the Land Division Committee or its delegated authority that the Municipality of North Perth recommends denial of application file B41-25 submitted by Les Tervit on behalf of David Carson Farms and Auction Services Ltd. for lands described as Concession 1, Part Lot 18 and Lot 17, Wallace Ward, in the Municipality of North Perth, municipally known as 5602 Perth Line 86.

Background

Perth County Official Plan	Agriculture
North Perth Zoning By-law	Agricultural Zone (A)
Surrounding Uses	Surrounding land uses include predominantly agricultural uses with livestock facilities, cropped land and residential dwellings.

Proposal

	Severed Lot	Retained Lot
Area	20.1 ha (49.7 ac)	40.6 ha (100.3 ac)
Frontage	266.9 m (875.7 ft)	302 m (990.8 ft)
Depth	589.4 m (1933.7 ft)	1046.5 m (3433.4 ft)

The application for consent is proposing to sever an agricultural parcel and retain an agricultural parcel. The proposed lot to be severed is approximately 20.1 ha (49.7 ac) in area with a lot frontage of 266.9 m (875.7 ft) on Perth Line 86 and contains a single detached dwelling, horse barn and accessory structures and agricultural lands. The lands to be retained are approximately 40.6 ha (100.3 ac) in area with a lot frontage of 1046.5 m (3433.4 ft) on Perth Line 86 and contain a single detached dwelling, accessory structures and agricultural lands. Both the severed and retained will continue to be used for agricultural purposes where the proposed severed lands (South Part Lot 18, Concession 1) will be owned and operated by Carson Horse Farms; and Lot 17, Concession 1 will be sold for continued farming.

Application Review

Provincial Planning Statement 2024

The Provincial Planning Statement 2024 ("PPS") states that in respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, local board, a planning board, a minister or ministry, board, commission or agency of the government shall be consistent with the PPS.

Section 4.3 of the PPS states that Prime Agricultural areas shall be designated and protected for long-term use for agriculture. The permitted uses and activities are agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. New land uses including the creation of lots shall comply with the MDS provisions.

Section 4.3.3.1 states that lot Creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:

a) *agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
b) *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
    1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
    2. the planning authority ensures that new residential dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve

the same objective.

County Official Plan

The subject lands are designated Agriculture according to the Perth County Official Plan. The Agriculture designation intends to ensure prime agricultural lands in Perth County are protected and preserved for the production of food, fibre and fuel, to provide agriculture with an area free from conflicting or incompatible land uses, to ensure maximum flexibility for farmers to engage in differing types of agricultural operations, and to prevent the break-up of farms into smaller holdings. The designation is also intended to make a strong municipal commitment to agriculture as a predominant land use activity in Perth County and a major economic importance to the County. The direction from the Provincial Planning Statement does not support residential severances in Agricultural areas with the exception of surplus farm severances and is implemented by policies in the Perth County Official Plan.

Section 5.1.1 of the Perth County Official Plan outlines the requirements for agricultural severances in the County. These requirements include:

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.

(j) Lot adjustments in lands within the 'Agriculture' designation may be permitted for legal or technical reasons, provided no new lot is created.

The applicants do not meet the criteria for a farm severance as the proposed severed parcel does not meet the minimum lot size for an Agricultural lot in the Municipality of North Perth.

Zoning By-law

The subject lands are currently zoned Agricultural Zone (A) in the North Perth Zoning By-law.

The subject application is proposing to sever lands that will result in the creation of an undersized agricultural parcel of 20.1 ha whereby the minimum farm size for an agricultural property is 30 ha. The minimum farm parcel size is intended to allow for flexibly in farm operations, including addressing MDS setbacks as well as maintaining large enough parcels for equipment to operate.

MDS setbacks were provided which confirmed that the required setback associated with the horse barn is 240 m. Both the severed and retained properties would meet the requirements of the MDS setbacks.

Agency Comments

OMAFA provided comments indicating that properties that have merged inadvertently and are being severed to re-establish separately conveyable parcels, do not qualify as a lot adjustment/correction of deeds under the PPS as the application will result in a greater number of parcels after the application is approved.

Public Consultation

Public notice was provided to the neighbouring property owners on August 25, 2025 in accordance with the requirements of the Planning Act. No public comments were provided.

Planning Analysis

The subject application proposes to sever lands for agricultural purposes and retain lands for similar purposes. The proposed severed lands are approximately 20.1 ha and the proposed retained lands are 40.6 ha.

The proposed lands to be severed do not meet the minimum agricultural lot size in the North Perth Zoning By-law as the lands are 20.1 ha and the zoning requires a minimum lot area of 30 ha to ensure that a viable farm operation can continue with proper crop rotations, MDS requirements can be met and nutrient management can also be appropriately addressed.

Planning staff recognize that the severed and retained lands were previously separate parcels, however as indicated by the comments received by OMAFA, the subject application cannot be supported as a technical severance under the policies of the PPS as the proposal is considered to be creating an agricultural parcel and does not constitute as the correction of deeds.

Further to this, the proposed severance will not result in a Minimum Distance Separation I setback deficiency as the minimum required setback from the existing horse barn on the retained lands to the dwelling on the lands to be severed is 240 m, whereas 530 m are provided.

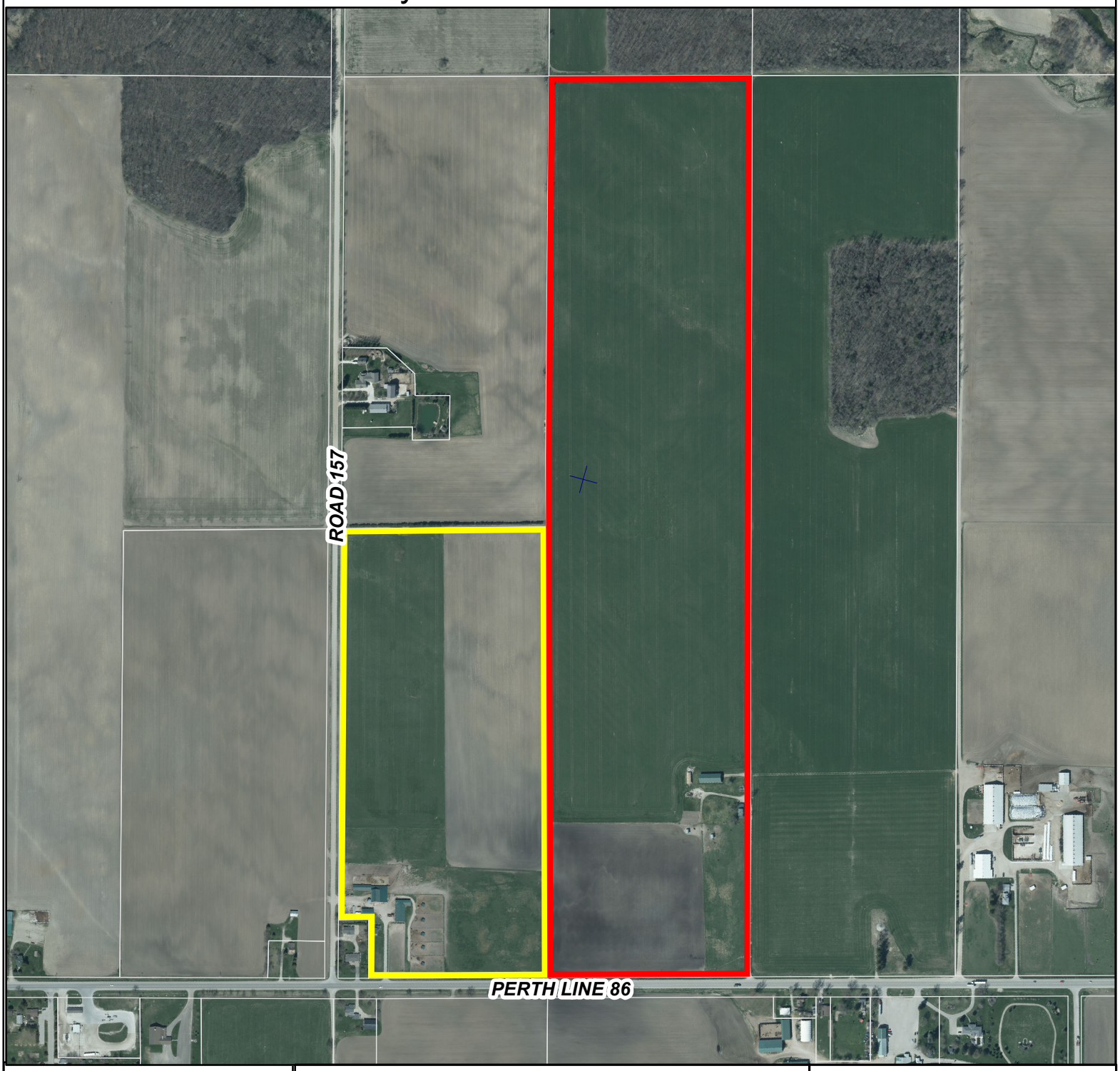
Further to this, planning staff are of the opinion that the proposed consent is not in conformity with the relevant policies of the County of Perth Official Plan. Policies in the Official Plan refer to minimum lot sizes in the Municipal Zoning By-law to reflect agricultural lot sizes within the Municipalities and maintain a viable parcel size within Perth County. The PPS does not define an appropriate/minimum agricultural lot of size as agricultural uses and lot sizes vary across the province. However, the PPS directs that policies in the Official Plan should ensure that agricultural lot sizes are reflective of the agricultural community and farming operations

to support the continued and sustained agricultural uses. As such, planning staff have concerns that the creation of an approximately 20.1 ha (50 acre) agricultural lot will set a precedent with respect to supporting smaller agricultural lots in both North Perth and Perth County.

In light of the foregoing, planning staff do not support the proposed severance of an undersized agricultural lot as it is not consistent with relevant policies in the PPS, does not conform to the Official Plan and does not maintain the intent of the North Perth Zoning By-law.

Authored by:	Nathan Garland Planner
Approved submission by:	Andrea Hächler Director of Planning

MUNICIPALITY OF NORTH PERTH
Concession 1, Pt Lot 18, Wallace Ward (5602 Perth Line 86)
Application for Consent B41/25
by David Carson Farms



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
August 11, 2025

TO BE RETAINED
TO BE SEVERED

Meters
0 125 250
0 250 500
Feet

\\perthcounty.local\data\documents\Planning Land Use Admin\2-Working\D10 Severance\2025\B41-25 - Carson - 5602 Line 86 - NP\GIS\B41-25 - CARSON REPORT PHOTO.mxd

SKETCH FOR SEVERANCE APPLICATION

(GEOGRAPHIC TOWNSHIP OF WALLACE) MUNICIPALITY OF NORTH PERTH

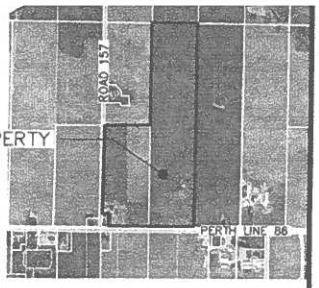
COUNTY OF PERTH

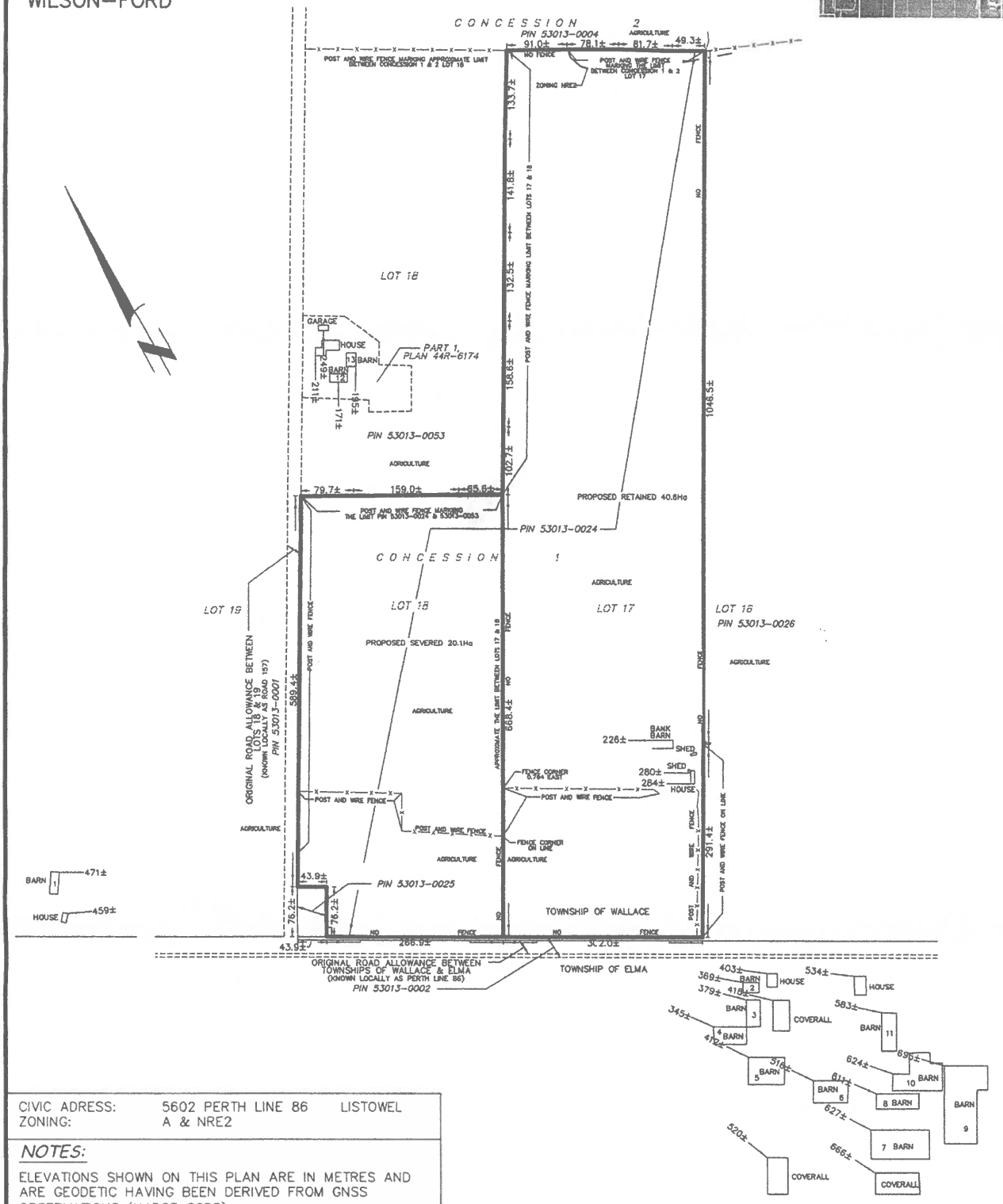
Scale 1 : 6000

240 180 120 60 0 120 240Metres

WILSON–FORD

KEY MAP PAGE 1-2





CIVIC ADRESS:	5602 PERTH LINE 86	LISTOWEL
ZONING:	A & NRE2	

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).
DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

CAUTION

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2 JULY, 2025
DATE

GREG FORD, P.Eng(Civil)

WILSON - FORD
Surveying & Engineering
118 NORPARK AVENUE., Box 294.
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 25-10140 CARSON

SKETCH FOR SEVERANCE APPLICATION

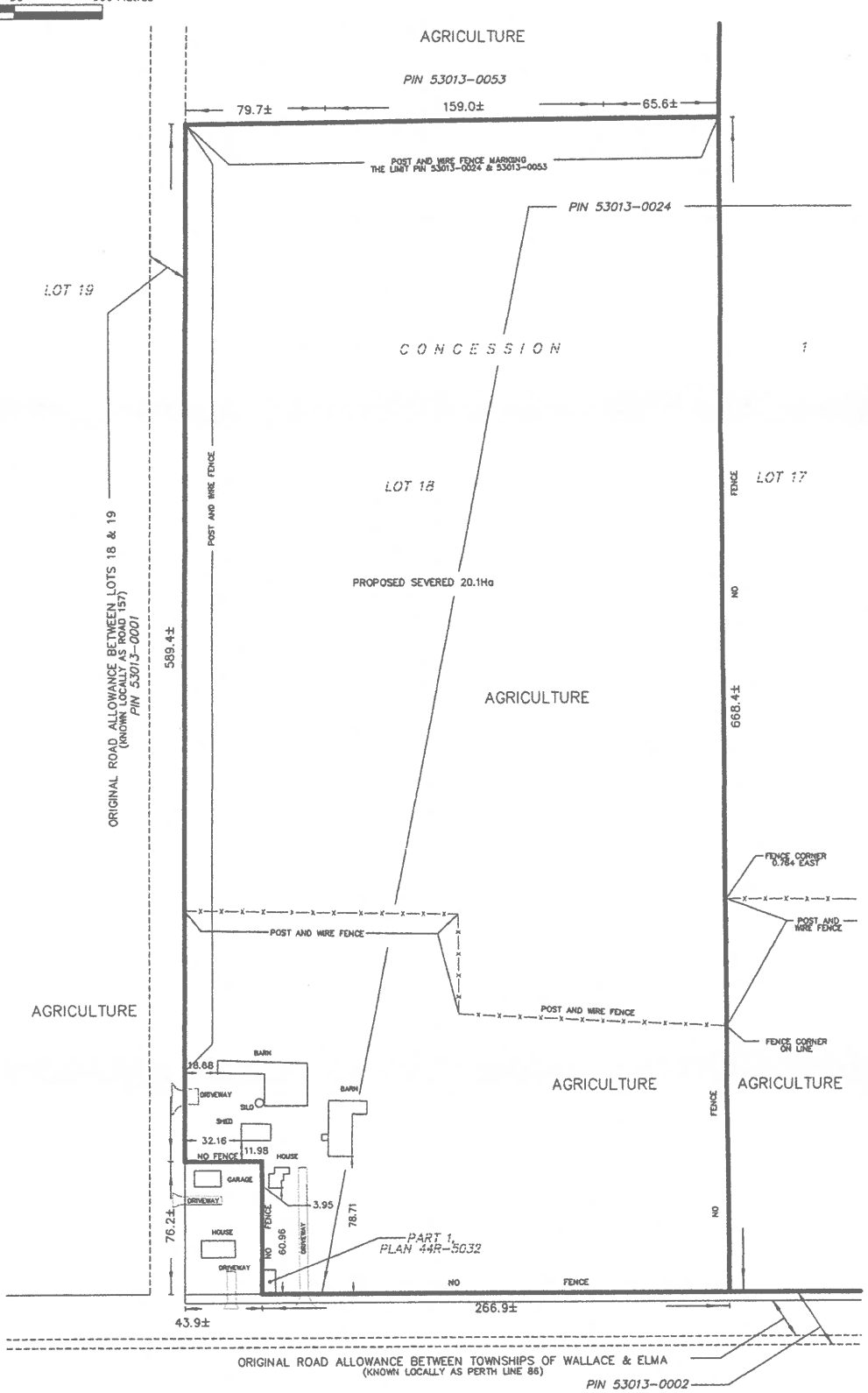
(GEOGRAPHIC TOWNSHIP OF WALLACE)
MUNICIPALITY OF NORTH PERTH

COUNTY OF PERTH

Scale 1 : 2500

100 75 50 25 0 50 100 Metres

WILSON–FORD



CIVIC ADRESS:	5602 PERTH LINE 86 LISTOWEL
ZONING:	A & NRE2

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).
DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

143

2 JULY, 2025
DATE

WILSON - FORD
Surveying & Engineering
118 NORPARK AVENUE., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 25-10140 CARSON

Perth County
Cultivating Opportunity

Office of the CAO Department
Planning Division

APPLICATION FOR CONSENT

To:	Mayor Todd Kasenberg & Municipality of North Perth Council
Prepared by:	Nathan Garland, Planner
Date:	October 6, 2025
File:	B11-25
Owner:	Atwood Heritage Processing Inc. (Matt Gerber)
Agent:	Macnaughton Hermsen Britton Clarkson Planning Ltd.
Location:	Legally described as Part Lot 1, Concession 12, Elma Ward, Municipality of North Perth. The property is located on the southeast corner of the intersection of Road 173 and Line 71 and is municipally known as 6683 and 6687 Line 71.
Attachments:	Attachment 1 - Report photo Attachment 2 - Severance sketch

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Recommendation

THAT the Municipality of North Perth Council **advise** the Land Division Committee or its delegated authority that the Municipality of North Perth supports application file B11-25 submitted by MHBC Planning on behalf of Atwood Heritage Procession Inc. affecting lands described as Part Lot 1, Concession 12, Elma Ward, Municipality of North Perth subject to the following conditions:

B11-25
North Perth Conditions

1) That a letter is provided by the Clerk of the Municipality of North Perth advising the Secretary-Treasurer of the Land Division Committee that all requirements of the Municipality of North Perth, financial, services and otherwise, have been complied with.
2) That confirmation be received from the Municipality of North Perth that the required cash-in-lieu of parkland dedication fee has been paid for each severed lot.
3) That confirmation be received from the Municipality of North Perth that the apportionment schedule for municipal drains in this area be reviewed, and updated to the satisfaction of the Municipality of North Perth in accordance with Section 65.1 of the Drainage Act R.S.O. to show that the applicant will be responsible for all costs associated with this re-apportionment.

4) That confirmation be received from the Municipality of North Perth that road access to the severed and retained parcels are to their satisfaction.

5) That confirmation be received from the Municipality of North Perth that legal outlet (water) for both the retained and severed parcels has been provided.

6) That confirmation be received from the Municipality of North Perth that both the severed and retained lots have been assigned a municipal address and that each lot contain a municipal address sign with the costs of any new signage required be borne by the applicants.

7) That the owner enter into any necessary easement(s) between the lot to be severed and the lot to be retained for road access or provide separate entrances to the satisfaction of the Municipality of North Perth.

8) That the owner provide confirmation that any existing shared water or sanitary services between the lands to be severed and retained have been properly decommissioned to the satisfaction of the Municipality of North Perth.

9) That the owner provide an individual on-site water service, as defined in the PPS, for the lot to be retained that meets the Ontario Drinking Water Objective and provide proof of potable water to the satisfaction of the Municipality of North Perth.

10) That the Municipality of North Perth has provided a clearing letter stating that all municipal requirements have been addressed.

Perth County Conditions

1) That confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer;

2) That the Land Division Committee be provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required and an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dwg format).

Alternatively, the Committee be provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

If it has been determined that the subject property is a whole lot on an original Township Plan of Survey and an Exemption Order cannot be provided by a Land Registrar, satisfactory proof of same shall be provided by a Solicitor, with confirmation stating the reason why an Exemption Order cannot be provided.

Background

Perth County Official Plan:	Agriculture
North Perth Zoning By-law:	Special Agricultural Zone (A-11)
Surrounding Uses:	The subject lands are surrounded by agricultural lands to the north, west and south and east; the Municipality of Huron East is also west of the property and Road 173.

Proposal

	Severed Lot	Retained Lot
Area	1.2 ha	3.4 ha
Frontage	88 m	118 m
Depth	177 m	251.5 m

The subject application proposes to sever the subject lands, which contain an existing meat processing plant and dwelling. The proposed lot to be severed requested will have a lot area of 1.2 ha and a lot frontage of 88 m and the proposed lot to be retained will have a lot area of 3.4 ha and a lot frontage of 118 m. The retained lands are also occupied by an existing meat processing plant. All servicing is to remain private with both wells and sceptics provided on each site.

Application Review

Provincial Planning Statement 2024

The Provincial Planning Statement, 2024 (“PPS”) states that decisions on Consent to Sever applications must be consistent with the PPS. Section 4.3 states that Prime Agricultural areas shall be designated and protected for long-term use for agriculture and permitted uses are agricultural uses, agricultural-related uses and on-farm diversified uses. Proposed

agriculture-related uses and on-farm diversified uses shall be compatible with and shall not hinder the surrounding agricultural operations. New land uses including the creation of lots shall comply with the MDS provisions.

Section 4.3.2.1 of the PPS states:

In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

Section 4.3.3.1 of the PPS states:

Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:

b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services

Section 4.3.5 states that:

1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources; or

b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;

2. the proposed use complies with the minimum distance separation formulae;

3. there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and

4. alternative locations have been evaluated, and

i. there are no reasonable alternative locations which avoid prime agricultural areas; and

ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

2. 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 as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

There are no Protecting Public Health and Safety matters of consistency with the application.

County Official Plan

The subject lands are designated Agriculture in the Perth County Official Plan. The Agriculture designation intends to ensure prime agricultural lands in Perth County are protected and preserved for the production of food, fibre and fuel, to provide agriculture with an area free from conflicting or incompatible land uses and to prevent the break-up of farms into smaller holdings for non-farm use. The designation is also intended to make a strong municipal commitment to agriculture as a predominant land us activity in Perth County and a major economic importance to the County.

Section 3.5.4.2 of the Perth County Official Plan states: ***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.

Section 5.1.1 of the Perth County Official Plan states:

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’:

(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.

Zoning By-law

The subject lands are currently zoned Special Agricultural Zone (A-11) in the North Perth Zoning By-law. The site-specific zone allows for the establishment of an Abattoir, Meat Market, Agricultural uses and accessory uses, building and structures.

Agency Comments

BM Ross provided the following comments on behalf of the Municipality of North Perth:

- The shared driveway needs to be separated into two distinct driveways; alternatively, a shared access agreement needs to be registered on title of both parcels.
- This severance will separate the retained parcel from direct access to the municipal drain. As such, a drainage easement, mutual agreement drain or petition for a branch municipal drain will be needed in the future to access the drain. If there is an opportunity to reconfigure the severance, it may be preferred to extend the retained parcel so that it reaches the municipal drain
- The address sign for the property being severed is in the wrong location and needs to be appropriately relocated.

Public Consultation

Public notice was provided to the neighbouring property owners on September 11, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The subject application proposes to sever the subject lands to create a lot for the existing agricultural commercial business and residence. The lands to be severed are occupied with an existing meat processing facility and dwelling. The retained lands contain a meat processing facility and will continue operation. The business continues to primarily support the agricultural community and the existing use is already permitted under the existing A-11 Zone. Currently the older meat process facility is regulated Provincially and newer Meat Processing facility is regulated Federally. The severance will facilitate the continued operation of each facility with a defined separation between the Federal and Provincial Facility.

The consent application is consistent with the policies of the Provincial Planning Statement, as the development will continue to permit agriculture-related uses on the subject lands and the lot to be created through consent application B11-25 will be minimal in size to accommodate the land use and services. The development will be compatible with the Official Plan Agricultural designation as an Abattoir is an Agricultural-Related Use as defined by the OMAFRA Guidelines for permitted uses in the Prime Agricultural areas.

The proposed lot to be severed will continue to be occupied by an agriculture-related use that is of a minimal size to accommodate the existing business and the land use continues to be compatible with the surrounding area. The lot will have access to a public road, it will not require any additional servicing and adequate drainage is being provided.

The Perth County Official Plan also includes Minimum Distance Separation policies in Section 5.5.3 that require MDS I provisions for new development in the Agriculture designation. Guideline #8 of the MDS Document states that an MDS I setback is not required for a severed or retained lot for agriculture-related uses except where required by a municipality in accordance with Guideline #35. Guideline #35 recognizes that MDS I setbacks may be required if the use is characterized by a higher density of human occupancy or activity or if they generate significant visitation by the broader public. The existing land use does not represent a higher density of human occupancy and does not generate significant visitation by the public. As a result, MDS provisions should not be required for the lot creation.

The applicants have provided a Noise Assessment from EKG dated September 2, 2025 with respect to the severance of the meat processing facility on the retained lands and proximity to the dwelling on the severed lands and confirmed that no impacts are anticipated due to the operation of the facility as it will comply with the NPC-300 Environmental Noise Guidelines and Ontario Regulation 419/05 with respect to Air Quality.

An updated/new Environmental Compliance Approval (ECA) will need to be filed with the MECP upon finalization of the severance.

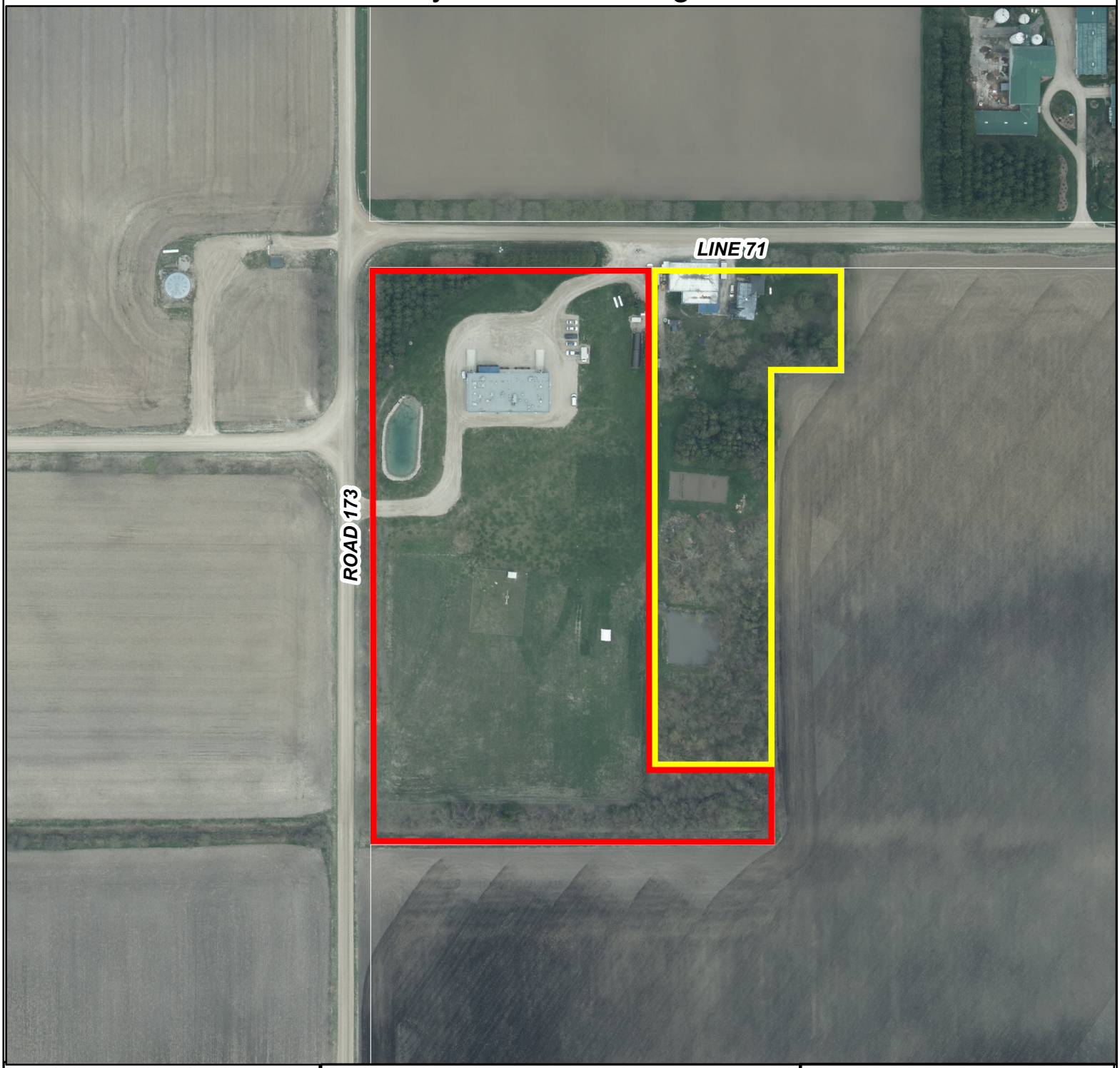
The uses will continue to operate and the applicant has submitted a Noise brief which indicates that there should be no impact to the operations based on the proposed severance and retention of the residential structure.

Planning staff are supportive of the proposed severance subject to the recommended conditions of consent approval being fulfilled.

Authored by: Nathan Garland
Planner

Approved submission by: Andrea Hächler
Director of Planning

MUNICIPALITY OF NORTH PERTH
Part Lot 1, Concession 12, Elma Ward (6687 Line 71)
Application for Consent B11/25
by Atwood Heritage



Perth County
Cultivating Opportunity

PHOTO DATE: 2020
February 25, 2025

TO BE SEVERED

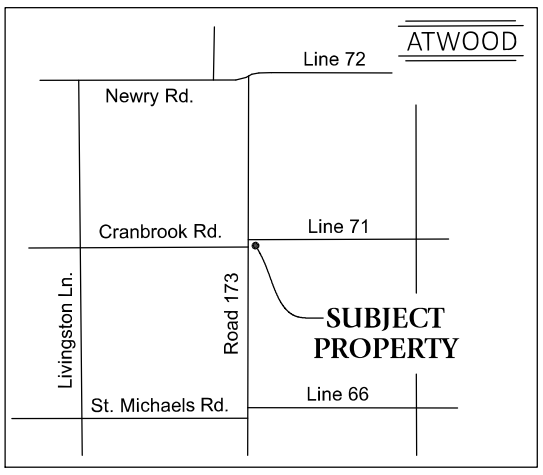
TO BE RETAINED

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KEYMAP:



SEVERANCE SKETCH

PART OF LOT 1, CONCESSION 12

GEOGRAPHIC TOWNSHIP OF ELMA

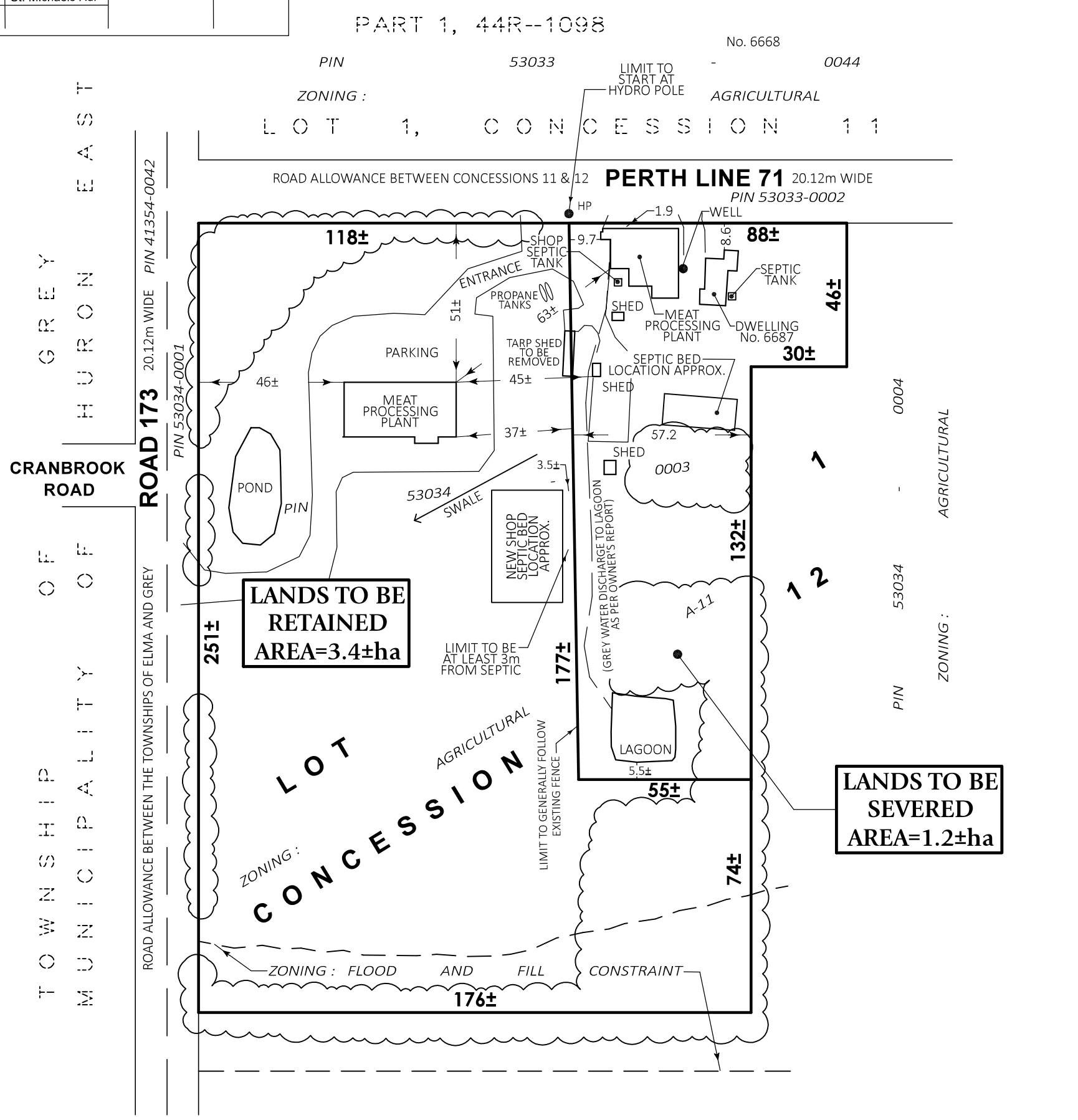
MUNICIPALITY OF NORTH PERTH

COUNTY OF PERTH

SCALE 1 : 1500

0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A-11), ADJACENT LAND AND FLOOD AND FILL CONSTRAINT AREA.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF AGRICULTURE AND ADJACENT LAND.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 23rd DAY OF APRIL, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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www.vanharten.com info@vanharten.com

DRAWN BY: DRD	CHECKED BY: JB	PROJECT No. 34250-25

Apr 23, 2025-8:43:13 AM
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Perth County
Cultivating Opportunity

Office of the CAO Department
Planning Division

To:	Mayor Todd Kasenburg and North Perth Council
Date:	Monday, October 6, 2025
Prepared By:	Moira Davidson, Senior Policy Planner
Subject:	Approved County Official Plan Summary
Attachments:	County Official Plan Text & Schedules
	Comment Matrix

THAT North Perth Council **RECIEVE** the report dated October 6, 2025 entitled Approved County Official Plan Summary, submitted by the County of Perth Planning Department, for information.

PROJECT BACKGROUND

In 2018, County staff and the steering committee, with assistance from project consultant WSP, began a review of the County Official Plan under the direction of the Ontario Planning Act, R.S.O. 1990. Comprised of seven (7) project phases, the Official Plan project included the preparation of supporting background studies, a review of the County's Natural Heritage System, and numerous engagement events throughout the process to guide a new Official Plan for the County.

As the previous County Official Plan was created in the late 1990s, it lacked guiding policies to address current local priorities and no longer aligned with Provincial land use direction, which was most recently updated in 2024 through the Provincial Planning Statement (PPS). The County was legislatively required to have an updated Official Plan that complies with the PPS. Further, as the population of Perth County is projected to grow to over 60,000 residents and reach 28,400 jobs by 2046, the County required an Official Plan that could meet the needs of current and future residents.

A final Official Plan document was presented to and approved by County Council in October 2024 before being submitted to the Minister of Municipal Affairs and Housing for final approval. On September 12, 2025, the County received notice that a decision was made by the Minister to approve, with 79 modifications, the Perth County Official Plan, as adopted by By-law 4003-2024. The Perth County Official Plan replaces the previous County Official Plan and those of it's lower-tier municipalities, including the Listowel Official Plan, to ensure consistent provincial and local land use policy implementation across the County. By way of the Minister's decision, the previous County Official Plan and the Listowel Official Plan are now repealed.

MINISTER'S DECISION AND MODIFICATIONS

The Minister made 79 changes to the Official Plan to address provincial legislative and policy direction related to land use compatibility, agricultural land uses and lot creation, mineral aggregate resources and operations, and natural features and areas. A summary of the 79 modifications are provided below, with a complete Modification Matrix provided in the appendices of this report.

Table 1: Summary of Minister Modifications

Mod #	Summary of Modification	Page Reference
	Site-Specific Policy Inclusion	
#4	Addition of site-specific 'Neighbourhood' policies to incorporate OPAs approved by North Perth Council and West Perth Council	Page 3-7
#5	Addition of site-specific 'Corridor Commercial' policy to incorporate OPA approved by North Perth Council	Page 3-17
#6	Addition of site-specific 'Institutional' policy to incorporate OPA approved by North Perth Council	Page 3-23
#17	Transfer of a site-specific policy from the 'Mineral Aggregate' section to the appropriate site-specific 'Agricultural' section	Page 3-42
#20	Addition of site-specific policy exemptions to recognize past amendments and permitted development on lands with aggregate deposits	Page 3-53
	Agriculture	
#9	Clarification on permissions for removal of land from the 'Agriculture' designation	Page 3-33
#11	Terminology modification from "additional farm accommodations" to "housing for farm workers" and alignment of permissions with PPS to minimize loss of agricultural land	Page 3-34 and 3-35
#12	Clarification of permissions for farm-related commercial and industrial uses, and related accessory uses and dwellings	Page 3-35 and 3-36
#13	Further restrictions placed on the expansion of non-agricultural, non-residential uses in the Agriculture designation	Page 3-39 and 3-40
#14	Expansion of Agricultural Impact Assessment requirements for historical industrial and commercial uses in the Agriculture designation	Page 3-40 and 3-41
#15	Expansion of Agricultural Impact Assessment requirements for schools, places of worship, and cemetery uses in the Agriculture designation	Page 3-41 and 3-42

Mod #	Summary of Modification	Page Reference
#30	Expanded protection for the agri-food network from recreational uses	Page 3-82
#33	Further restrictions placed on lot creation in the Agriculture designation to discourage lot creation in prime agricultural areas	Page 5-3, 5-4, and 5-5
	Mineral Aggregate Expansion	
#16	Inclusion of 'mineral and resource extraction' as a permitted interim use within the Agriculture designation	Page 3-42
#18	Clarification that all mineral aggregate resources are to be protected from development regardless of whether a license for extraction exists	Page 3-47, 3-48, and 3-49
#19	Expansion of exemptions from Agricultural Impact Assessments for certain types of mineral aggregate resource operations	Page 3-49, 3-50, and 3-51
	Servicing & Growth Management	
#3	Additional requirement for lower-tier municipalities to maintain a 3 year supply of land with servicing capacity, in alignment with PPS requirements	Page 2-4
#32	Additional guidance added to appropriately plan for stormwater management	Page 4-52
	Provincial Legislation, Acts, and Statutes	
#1	Appropriate reference to the PPS and Planning Act	Page 1-1 and 1-2
#2	Alignment of defined terms with Provincial Policy	Page 1-2 and 1-3
#8	Alignment of distance separation with Provincial guidelines	Page 3-30
#36	Inclusion of permit requirements under the Clean Water Act	Page 6-17
#37	Permissions for public and private utilities provided under legislation to locate in any designation, except within natural heritage and natural hazards	Page 6-21

Mod #	Summary of Modification	Page Reference
	Administrative Modifications	
#7	Appropriate numbering and labeling	Page 3-25
#10	Appropriate cross-referencing of Sections	Page 3-33
#31	Reference to built heritage resources, in alignment with PPS terminology	Page 4-31 and 4-32
#38	Revisions to the defined terms of agricultural uses, housing for farm workers, on-farm diversified uses, prime agricultural area, and specialty crop lands, as well as adding a new defined term for farm cluster	Page 7-1, 7-4, 7-5, 7-7, 7-8, and 7-10
#39	Replacement of references to various Ministries with “the Province”	Section 3 and 4
#40	Italicization of terms not located within the Official Plan glossary but defined by the PPS	Section 2, 3, 4, 5, 6, and 7
#41	Underline and italicization of the names of statutes, laws, acts, or similar documents	Section 2, 3, 4, 5, 6, and 7
#42	Replacement of ‘flood plain’ with ‘floodplain’	Section 3, 4, 5, 6, and 7
#43	Deletion of all OPA numbers in reference to site-specific policies	Page 3-23, 3-28, 3-43, and 3-53
	Natural Heritage Designation and Natural Heritage Features Overlay	
#21	Revised naming of Section 3.7 from “Natural Environment” to “Natural Heritage” to align with PPS terminology	Page 3-54
#22	Addition of policy to illustrate the Natural Heritage System as both a designation and an overlay, with the identification of a Natural Heritage designation within settlement areas and a Natural Heritage Features overlay outside of settlement areas and an explanation of features included within each	Page 3-56 and 3-57

Mod #	Summary of Modification	Page Reference
#23	Further clarity on permitted uses within the Natural Heritage system and that nothing in the Official Plan limits the ability of agricultural uses to continue on lands designated 'Agriculture' within the Natural Heritage Features Overlay	Page 3-58 and 3-59
#24	Further clarity on where the Natural Heritage designation applies, where the Natural Heritage Features overlay applies, and where such features are mapped on the Official Plan schedules	Page 3-59 and 3-60
#25	Addition of references to the Earth Science and Life Science ANSI's within Perth County	Page 3-63, 3-64, and 3-65
#26	Expansion of Adjacent Land requirements, in accordance with Provincial policy	Page 3-65
#27	Alignment of ESA requirements with new "Natural Heritage" terminology	Page 3-68
#28	Alignment of EIS requirements with new "Natural Heritage" terminology	Page 3-69
#29	Reference to the new "Natural Heritage" terminology and the schedules where the features are mapped	Page 3-70
#34	Reference to the new "Natural Heritage" terminology where lot creation within the designation or overlay is permitted	Page 5-5 and 5-6
#35	Reference to the new "Natural Heritage" terminology in reference to non-conforming uses	Page 6-15
#44	Replacement of the terms "Natural Environment – Provincially Significant Wetlands" or "Natural Environment Provincially Significant Wetlands" are replaced with the term 'Provincially Significant Wetlands'	Page 3-50, 3-56, 3-57, 3-58, 3-59, 3-61, 3-65, 3-69, 5-5, and 6-21
#45	Replacement of the terms "Natural Environment" or "the natural environment" with the terms "Natural Heritage" or "the natural heritage"	Section 1, 2, 3, 4, 5, 6, and 7

Mod #	Summary of Modification	Page Reference
	Schedules and Appendices	
#46 - #68	Replacement of all Schedule 'B' Land Use Designation Maps to appropriately recognize the Natural Heritage designation within Settlement Areas and the Natural Heritage Features Overlay outside of Settlement Areas	Revised Schedule B's
#69 - #72	Addition of a new Schedule D to illustrate the location of Provincially Significant Features and Areas within the County	New Schedule D
#73 - #76	Addition of a new Schedule E to illustrate the location of Regionally Significant Features and Areas within the County	New Schedule E
#77	Relabeling of Appendix 3 to Appendix 2	Revised Appendix 2 and text references throughout Official Plan
#78	Relabeling of Appendix 4 to Appendix 3	Revised Appendix 3 and text references throughout Official Plan
#79	Relabeling of Appendix 5 to Appendix 4	Revised Appendix 4 and text references throughout Official Plan

CONCLUSION

The 79 modifications made by the Minister have now been incorporated into the County Official Plan and the document has been published to the County's Website for implementation. The Minister of Municipal Affairs and Housing is the final approval authority for the new Official Plan. As such, the decision is considered final and is not subject to appeal, as per Sections 17(36.5) and 17(38.1) of the Planning Act.

Authored by: Moira Davidson, Senior Policy Planner

Approved submission by: Andrea Hächler, Director of Planning

Perth County Official Plan Modification Matrix - September 12, 2025

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
1	Section 1.1 What is the Official Plan is modified by modifying the first paragraph and clause (b) as follows: The Official Plan has been adopted by the Council of Perth County under the authority of Section 17~~6~~ of the *Planning Act.* The *Planning Act* requires municipalities to prepare an Official Plan to provide policies related to growth and *development* ~~**for a period of 25 years**~~, to provide long-range stability and a consistent vision for growth in the County. (b) The *Provincial Planning* ~~***Policy***~ *Statement,* ~~***2024***~ 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.	Page 1-1 and 1-2
2	Section 1.2.1 Plan Organization is modified by the last paragraph as follows: 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,** ~~**N**~~none of the policies are intended to formally commit County Council or lower-tier municipalities ~~**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 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 terms in this Plan indicate the names of statutes, laws, acts, or similar documents.	Page 1-2 and 1-3
3	Section 2.3 General Growth Management Policies is modified by creating a new clause (f) and relabeling the existing clause (f) as follows: **(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.**	Page 2-4
4	A new Section 3.1.1.2 Site Specific Neighbourhood Policies with clauses (a) and (b) is created as follows: **Section 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 500 square metres**	Page 3-7
5	Section 3.1.3.3.1 Site Specific Corridor Commercial Policies is modified by modifying the section heading to ‘Section 3.1.3.4 Site Specific Corridor Commercial Policies’ and by creating a new clause (c) as follows: **(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.**	Page 3-17
6	Section 3.1.5 Institutional is modified by adding a new section 3.1.5.4 Site-Specific Institutional Policies and clause (a) as follows: **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 in any combination of both.**	Page 3-23

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
7	Section 3.2.2 Permitted Uses is modified by relabeling the last five clauses 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; (~~a~~ **d)** Small-scale retail and service commercial uses. (~~b~~ **e)** Institutional Uses, including Elementary schools; Places of worship; and Local government buildings; (~~c~~ **f)** Community Centres and other community uses. (~~d~~ **g)** Parks, trails, open spaces. (~~e~~ **h)** Uses, buildings and structures accessory to the principal uses permitted in the 'Village and Hamlet' designation.	Page 3-25
8	Section 3.4.2 General Policies is modified by modifying clause (g) iii. as follows: (g) 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	Page 3-30
9	Section 3.5.3 General Agricultural Policies is modified by modifying clause (b) as follows: (b) ~~**Prime Agricultural l**~~ **L**ands may only be removed from the 'Agriculture' designation for the expansion of Settlement Areas in accordance with policy Section 2.7 of this Plan.	Page 3-33
10	Section 3.5.4 Permitted Uses is modified by adding a new second bullet as follows: • **Mineral aggregate resource extraction uses, in accordance with Section 3.5.4.4.5;**	Page 3-34
11	Section 3.5.4.1 Agricultural Uses is modified by deleting the first paragraph and modifying part of clause (c) as follows: ~~***Agricultural uses* consist of the land base, barns and livestock housing, silos, manure storage facilities and other farm buildings/structures that support the *farm operation*. Woodlots located on farm properties are considered part of the farm unit.~~ (c) ~~***Additional farm accommodations***~~ ***Housing for farm workers*** may be permitted ~~**where**~~ **when the size and nature of the** *farm operation*~~**s exist**~~ **requires additional employment** and ~~**that require additional accommodation for farm labour. In addition to the criteria in Section 4.2.5.2 for *Additional Residential Units*, iIn the case of farm accommodations for more than 4 employees,**~~ the following criteria shall apply: i. There is a demonstrated need for this form of **housing** ~~**accommodation**~~ 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. ~~**Where housing is provided for more than 8 residents, it**~~ ***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 ~~**The *farm accommodations* are**~~ ***Housing for farm workers* is** an integral part of a *farm operation* and the severance of such **housing** ~~**dwellings**~~ from the *farm operation* **or the conversion of such housing into separately transferrable unit(s) through plan of condominium** shall not be permitted.	Page 3-34 & 3-35

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
12	Section 3.5.4.2 Agricultural-Related Uses is modified by modifying the first sentence and clauses (a) and (b) and deleting clause (m) as follows: Farm-related commercial and industrial uses which are **directly related to farm operations in the area**, ~~**supportive of**~~ **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** ~~**poor**~~ soil capabilities for agriculture, and the possible reuse of other non-agricultural-related properties in the vicinity; ~~**(m) One accessory dwelling unit may be permitted provided that the following criteria are satisfied:**~~ ~~**i. The accessory dwelling location conforms with Minimum Distance Separation I requirements;**~~ ~~**ii. Where the accessory dwelling is being established in conjunction with a new agricultural-related use, the proponent/developer must enter into an agreement with the local municipal Council stating that the commercial/industrial use is to be substantially completed prior to the establishment of the accessory dwelling or the implementing municipal Zoning By-law must contain provisions for this purpose; and**~~ ~~**iii. An accessory dwelling shall continue to be accessory to agricultural-related use and consent to sever such dwelling from the commercial/ industrial activity shall not be permitted.**~~ ~~**iv. Access to an accessory dwelling must be from the existing access driveway. No new access driveway shall be permitted for the accessory dwelling.**~~ ~~**v. An accessory dwelling unit is not permitted on the portion of any lot which contains natural hazards or does not meet provincial access standards during a regulatory flood event.**~~	Page 3-35 & 3-36
13	Section 3.5.4.4.1 Limited Non-Residential Uses is modified by modifying the introductory paragraph and clauses (a), (b), (e), and (f) 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 ~~**n**~~ **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 ~~**clearly**~~ no ~~**other**~~ reasonable alternative **location**s **which avoid** ~~**that are outside of**~~ *prime agricultural areas*; (e) The proposed use complies with the ***minimum distance separation formulae*** ~~**required MDS I setback distances**~~; 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** ~~**surrounding agricultural operations and lands will be minimized to the extent feasible.**~~	Page 3-39 & 3-40
14	Section 3.5.4.4.3 Existing Industrial and Commercial Uses in the Agriculture Designation is modified by modifying the introductory paragraph and clause (g) as follows: 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. ~~**Future expansion and/or redevelopment of these historical uses for future industrial and commercial uses in the Agricultural designation may be permitted.**~~ **In addition to Section 3.5.4.4.1 of this Plan,** ~~**T**~~**t**he following policies shall guide the continued operation and potential future expansion of these, albeit few, historical industrial and commercial 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.** ~~**surrounding agricultural operations and lands will be minimized to the extent feasible.**~~	Page 3-40

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
15	Section 3.5.4.4.4 New Institutional and Public Uses in the Agriculture Designation is modified by modifying clause (a), as follows, and relabelling the subsequent clauses in alphabetical order: (a) Reasonable justification in support of the selected site must be provided. Such justification must consider alternative sites ~~on~~ **in** non-prime **agricultural** ~~**farmland**~~ areas**, lower priority agricultural lands,** and hamlet areas in the vicinity; **(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 building 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; ~~**and**~~ **(h) There is an identified need within the planning horizon for additional land to accommodate the proposed use; and,** **(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.** **(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.	Page 3-41
16	A new Section 3.5.4.4.5 Mineral and Resource Extraction is created as follows: **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*.** **(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.**	Page 3-42
17	Section 3.5.6 Site Specific Policy Areas is modified by adding a new clause (e) as follows: **(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.**	Page 3-45
18	Section 3.6.2 Mineral Aggregate Resources is modified by modifying clause (g) and (m) as follows: (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 ~~**or the licensed boundary of an existing pit,**~~ and within 500 metres of bedrock resource areas ~~**or the licensed boundary of an existing quarry,**~~ will only be permitted if: ~~**i. The use will not preclude or hinder the establishment of new mineral aggregate resource operations or access to the resources; or**~~ ~~**ii.**~~ **i.** The resource use would not be feasible; or ~~**iii.**~~ **ii.** The proposed land use or *development* serves a greater long-term public interest; and ~~**iiiv.**~~ **iii.** Issues of public health, public safety and environmental impact are addressed. (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.**	Page 3-48 & 3-49

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
19	Section 3.6.3 Existing, New, or Expanding Mineral Resource Operations is modified by modifying the first clause (c), creating a new clause (h), and relabeling subsequent clauses as follows: (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 **Z~~z~~**oning **B~~b~~**y-law, except in *Settlement Areas*, **within ~~the~~ Provincially protected features and areas of** the **'**Natural **Heritage Features' Overlay, identified on Schedule D, within ~~Environment designation~~ ~~the '~~Natural Environment ~~–~~ Provincially Significant Wetlands' designation**, or environmentally sensitive areas; **(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.*** (**~~h~~ 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:** (**~~a~~ i**) Surrounding land uses and siting of extraction operations, including demonstration of compatibility with the rural character and landscape, including visual impacts; (**~~b~~ ii**) Surrounding sensitive uses through adequate buffering, screening, and other mitigation measures; (**~~c~~ iii**) Transportation *infrastructure*, according to the requirements of the Lower-tier Municipality, County Highways and/or the Ministry of Transportation; (**~~d~~ iv**) Surface water and groundwater quality and quantity; (**~~e~~ v**) Provincially significant natural features, natural heritage features and areas; (**~~f~~ vi**) Cultural heritage and archaeological resources; (**~~g~~ vii**) Noise, dust and vibration, in accordance with Provincial Standards; (**~~h~~ viii**) The removal and placement of fill, topsoil or overburden; (**~~i~~ ix**) Demonstration that the final rehabilitation plan is consistent with *Aggregate Resources Act* requirements; (**~~j~~ x**) Other matters identified by the Province, County, or Lower-tier Municipality; and (**~~k~~ xi**) Requirements under the Aggregate Resources Act. (**~~l~~ 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; (**~~m~~ xiii**) A pre-application consultation meeting is strongly encouraged in accordance with Section 6.5.1 of this plan; (**~~n~~ 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; (**~~o~~ 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)	Page 3-50 & 3-51
20	Section 3.6.6 Site Specific Special Policies – Mineral Aggregate is modified by deleting clause (a) and adding a new clause (a) as follows: **~~(a) 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:~~** **~~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.~~** **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.**	Page 3-53

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
21	Section 3.7 Natural Environment and Water Resources is modified by modifying the section heading and second paragraph as follows: Section 3.7 Natural **Heritage** ~~**Environment**~~ and Water Resources […] 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 ~~**a**~~ **the** Natural **Heritage Features Overlay** ~~**Environment designation**~~ 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.	Page 3-54
22	Section 3.7.2 Natural Environment Designations is modified as follows: 3.7.2 Natural **Heritage** ~~**Environment**~~ Designations **and Natural Heritage Features Overlay** The County recognizes the significance of the ecological connectivity between and among **natural heritage features and** ~~**environment**~~ areas. The policies of this plan consider the natural **heritage** ~~**environment**~~ features and areas as a system that is ecologically linked and relies on the interconnections between the natural environment, surface water features and *groundwater features*. This Official Plan ~~**contains two natural environment**~~ **utilizes the 'Natural Heritage' designation and the 'Provincially Significant Wetlands'** designation~~**s**~~ on Schedule B **and a Natural Heritage Features Overlay on Schedules B, D, and E** to implement ~~**this**~~ protection **of the *Natural Heritage System.*** ~~**framework:**~~ ~~**• 'Natural Environment'; and**~~ ~~**• 'Natural Environment – Provincially Significant Wetlands'**~~ The 'Natural **Heritage** ~~**Environment**~~' designation**,** **located inside *settlement areas*, and the Natural Heritage Features Overlay, located outside *settlement areas*, are** shown on Schedule B~~**, D, and E**~~ of this Official Plan **and** include ~~**s**~~ the following features: • **Provincially Significant Features and Areas, including** ~~**S**~~ ***s****ignificant 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 ~~**Policy**~~ **Planning** Statement **and as outlined on Schedule D of this Official Plan**; and • **Regionally Significant Features and Areas, such as** ~~**V**~~ **v**arious other ecologically important features from a *natural environment system* perspective, including ~~**additional features and areas such as**~~ woodlands,~~ **locally** **regionally** significant wetlands, unevaluated wetlands, **young plantations,** 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** ~~**Environment**~~' designation **and the Natural Heritage Features Overlay** do~~**es**~~ not include thickets or meadows. The '~~**Natural Environment –**~~ Provincially Significant Wetlands' designation shown on Schedule B of this Official Plan includes provincially *significant wetlands*. Natural ~~**environment**~~ **heritage** 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** ~~**environment**~~ features and areas have been designated **or identified** on the mapping contained in Schedule**s** B**, D, and E**. Natural **heritage** ~~**environment**~~ features and areas which may not be designated **or identified** on Schedule**s** 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** ~~**natural environment heritage designation, the Provincially Significant Wetland designation and Natural Heritage Features Overlay.**~~ 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** ~~**environment**~~ features and understanding of their functions are the first steps in *natural* **heritage** ~~**environment**~~ *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'** ~~**Environment**~~ **designation** and '~~**Natural Environment –**~~ Provincially Significant Wetlands' designation~~**s**~~**,** ~~**in Schedule B**~~ **and Natural Heritage Features Overlay in Schedules B, D, and E** represent ~~**s**~~ the most detailed and up-to-date information available for the County's terrestrial *natural ~~environment~~ heritage system*. Significant effort has **been** made to ground-truth the natural ~~**environment**~~ **heritage** features and areas shown on Schedule**s** 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. ~~**Provincially and regionally significant Earth Science ANSIs are shown on Appendix 2: Earth Science ANSIs. Earth Science ANSIs do not have unique vegetation community features that result from their characteristics, and are not designated Natural Environment on Schedule B of this Plan.**~~ ~~**Note: The Provincial Policy Planning Statement (2020 4) refers to "natural heritage" features and areas and "natural heritage" system, rather than "natural environment" features and systems, as referred in this document. Natural heritage features and areas and *natural heritage systems* as defined in the Provincial Policy Planning Statement should be considered synonymous with natural environment features and areas and *natural environment systems* referred to in this Plan. Throughout this document 'natural environment' will be used in place of 'natural heritage'.**~~	Page 3-56 & 3-57

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
23	Section 3.7.5 Permitted Uses is modified as follows: Uses such as conservation, forestry, wildlife areas and passive recreation are permitted within the 'Natural Environment' and 'Natural Environment – 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, ~~**hunting/target shooting,**~~ fishing, swimming, or picnicking. **Existing** ~~**S**~~**s**hooting 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** ~~**Environment**~~' designation **inside settlement areas, the Natural Features Overlay outside settlement areas,** and the '~~**Natural Environment –** Provincially Significant Wetlands~~' designation. Nothing in this Plan shall limit the ability of existing recreational uses ~~**or *agricultural uses***~~ **within settlement areas** to continue on lands within or adjacent to lands designated **'**Natural **Heritage** ~~**Environment**~~**'**. **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.** ~~**New *agricultural uses* shall comply with Section 3.7.5.1.**~~	Page 3-59
24	Section 3.7.5.1 Natural Environment Policies is modified by modifying the section heading, introductory paragraph and clauses (a), (b), (f), and (g) and by creating new clauses (h) and (i) as follows: 3.7.5.1 Natural **Heritage** ~~**Environment**~~ Policies The **'**Natural **Heritage** ~~**Environment**~~**'** designation **within settlement areas and the Natural Heritage Features Overlay outside settlement areas** do ~~**es**~~ 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 Environment policies encourage that the importance and ecological context of a Natural **Heritage** ~~**Environment**~~ feature be considered when land use changes and development decisions are considered. Natural **Heritage** ~~**Environment**~~ areas identified as ~~**locally**~~ **regionally** significant wetlands, *significant woodlands*, ***significant valleylands***, *significant wildlife habitat*, **and *significant areas of natural and scientific interest*** ~~**life science ANSIs**~~ shall be protected in accordance with the following policies: (a) *Development* and *site alteration* shall not be permitted within areas designated 'Natural **Heritage** ~~**Environment**~~' **or within the Natural Heritage Features Overlay** on Schedule**s** B**, D, and 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 functions*** ~~**to the natural environment**~~; (b) In cases where the accuracy of the mapping provided on Schedule**s** 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; (f) Uses that existed in **the '**Natural **Heritage** ~~**Environment**~~**'** designation ~~**s**~~ **and Natural 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*; ~~**and,**~~ (g) These areas are subject to change as new information becomes available and may be identified **as** ~~**of**~~ modified on the **S**~~**s**~~chedules 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 Environment Features and Areas.**	Page 3-59 & 3-60

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
25	Section 3.7.5.5 Earth Science Area of Natural and Scientific Interest (ANSI) is modified by modifying the section heading and part of the first and third paragraphs, as well as creating new clauses (e) and (f) as follows: 3.7.5.5 Earth Science **and Life Science** Area**s** 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, and 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 **S~~s~~**ignificant Earth Science ANSIs have been identified in seven specific areas**, as illustrated on Schedule D:** […] Regionally **S~~s~~**ignificant Earth Science ANSIs have been identified in twelve specific areas**, as illustrated on Schedule E:** […] **(e) Provincially Significant Earth Science and Life Science ANSIs shall be given higher priority for protection than Regionally Significant Earth Science and Life Science ANSI in accordance with Provincial policy.** **(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.**	Page 3-63, 3-64, & 3-65
26	Section 3.7.5.6 Lands Adjacent to Natural Environment Features is modified by modifying the section heading, clauses (d) ii., (d) iv., and (d) viii. and by creating new clauses (e) and (f) as follows: 3.7.5.6 Lands Adjacent to Natural **Heritage** ~~**Environment**~~ Features (d) ii. ~~**Locally**~~ **Regionally** significant wetlands and unevaluated wetlands – 120 metres (d) iv. Significant valleylands – **120** ~~**50**~~ metres (d) viii. Fish habitat – **120** ~~**100**~~ metres **(e) Lands adjacent to Provincially Significant Natural Environment Features and Areas shall be given higher priority for protection than lands adjacent to Regionally Significant Natural Environment 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 Environment Features and Areas.**	Page 3-65 & 3-66
27	Section 3.7.6.1 Ecological Site Assessments (ESA) is modified by modifying the third paragraph as follows: If an ESA determines that a Natural **Heritage** ~~**Environment**~~ feature is present, and *development* or *site alteration* is proposed either with the Natural **Heritage** ~~**Environment**~~ feature or within the *adjacent lands* distance identified in **Section 3.7.5.6** ~~**Table 3.1**~~, then an Environmental Impact Study shall be required to demonstrate the proposal will have no *negative impacts* on the natural feature or its *ecological functions.*	Page 3-68
28	Section 3.7.6.2 Environmental Impact Studies (EIS) is modified by modifying the first paragraph as follows: An Environmental Impact Study (EIS) may be required where *development* or *site alteration* is proposed in ~~**areas designated**~~ **the** 'Natural **Heritage** ~~**Environment**~~' **designation or Natural Heritage Features Overlay**, lands adjacent to any 'Natural **Heritage** ~~**Environment**~~' designation **or Natural Heritage Features Overlay**, and any lands adjacent to '~~**Natural Environment –**~~ 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** ~~**environment**~~ 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.	Page 3-69
29	Section 3.7.6.3 Environmental Impact Study Scoping is modified by modifying the first paragraph as follows: 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** ~~**Table 3.1**~~, an applicant shall evaluate the extent to which *development* or site alteration on *adjacent lands* may affect natural **heritage** ~~**environment**~~ features and areas and determine the likelihood that there will be a *negative impact* on the natural **heritage** ~~**environment**~~ 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.	Page 3-70

#	**Provincial Modification** Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	**Page/Section Reference**
30	Section 3.9.3.2 New and/or Expanded Recreational Uses is modified by modifying clause (b) as follows: 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;	Page 3-82
31	Section 4.6.2 Built Heritage and Cultural Heritage Landscapes is modified by modifying the section heading and clauses (b), (g), and (i) as follows: 4.6.2 Built Heritage **Resources** and Cultural Heritage Landscapes (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 **~~cultural heritage resource or~~** protected **heritage** property. (g) Where proposed *development* has the potential to impact *cultural heritage resources*, the affected built heritage **resources**, *cultural heritage landscapes*, 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. (i) The County and Lower-Tier Municipalities must ensure adequate screening is undertaken for significant built heritage **resources** and significant *cultural heritage landscapes*, in alignment with Provincial Policy.	Page 4-31 & 4-32
32	Section 4.7.8.3 Stormwater Management is modified by creating a new clause (o) as follows: **(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.**	Page 4-52

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
33	Section 5.1.1 Agriculture Lot Creation and Adjustment is modified by modifying clauses (a), (b), (d), and (h) iv., deleting clause (f) in its entirety, and creating a new clause (l) as follows: (a) **Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with Provincial guidance for *agricultural uses*, *agricultural-related uses*, one 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*, ~~Farming must be the intended use of each resulting lot. The size of~~** 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 current/future farm operators with~~** the flexibility to maintain a viable *farm operation* and change the type **and size of agricultural operation ~~of commodities produced~~** to meet changing economic conditions and trends in agriculture. (d) For **lot creation for** *agricultural-related uses*, **~~lot creation and lot enlargement are permitted in accordance with Section 5.1.1. The lot created or enlarged~~ the new lot** shall be limited to a minimum size needed to accommodate the use and appropriate sewage and water services. **~~(f) Consents for the purpose of enlarging existing non-farm use lots may be permitted provided that the following criteria area satisfied:~~** **~~i. The 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;~~** **~~iii. All of the lots involved in the consent application (e.g. enlarged lot and retained lot) must be in conformity 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;~~** **~~iv. MDS I setback requirements from neighbouring livestock operations must be satisfied. An exception to this may be applied where the required MDS I distances were not met prior to the severance being considered and where the proposed lot enlargement will not further reduce any existing separation distance, or where the proposed lot addition is to either incorporate the existing services for the existing non-farm use or to allow for the installation of services where there is no other alternative location; and~~** **~~v. The area being severed must be merged to the abutting lot through the provisions of Section 50(3) or 50(5) of the Planning Act.~~** (h) Where a farm acquisition has rendered a residence surplus to a farming operation, a *consent* may be permitted **for one new residential lot per farm consolidation** subject to the following: […] iv. The new residential lot shall be limited to a minimum size **needed to accommodate ~~and shall not include any more prime agricultural land than what is required for~~** the residential use**~~, accessory uses~~** and **~~accommodation of~~** appropriate sewage and water services. **~~Existing buildings and landscape features such as ponds, gardens and windbreaks may be included in the surplus farm dwelling lot provided they are deemed accessory to the residential use and are in close proximity to the dwelling.~~** **(l) Lot creation shall comply with the *minimum distance separation formulae*.**	Page 5-3, 5-4, & 5-5
34	Section 5.1.2 Natural **Heritage ~~Environment~~** Lot Creation and Adjustment is modified by modifying the introductory sentence and clauses (b) and (d) as follows: The following policies shall apply to lands designated 'Natural **Heritage ~~Environment~~', 'Provincially Significant Wetlands', or lands within the Natural Heritage Features Overlay as appropriate**: (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 ~~Environment designation~~**, such application may be approved provided it is demonstrated there will be no negative impact on the natural **heritage ~~environment~~** 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 ~~environment~~** features. (d) Consents that propose to fragment **lands designated** 'Natural **Heritage ~~Environment~~**' **or** 'Provincially Significant Wetland**s**' **~~designated lands~~, 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.	Page 5-5 & 5-6
35	Section 6.4.9 Non-conforming Uses is modified by modifying clause (f) as follows: (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 ~~Environment~~**' Designation**, Natural Heritage Features Overlay,** and/or Conservation Authority Regulated Lands, subject to the Natural **Heritage ~~Environment~~**' 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.	Page 6-15
36	Section 6.5.2 Complete Applications is modified by creating a new clause (j) as follows: **(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).**	Page 6-17

#	Provincial Modification Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	Page/Section Reference
37	Section 6.6 Interpretation Policies is modified by modifying clause (j) as follows: (j) Public and private utilities**, including activities and services provided under the *Municipal Act, Drainage Act,* or any other legislation, are** ~~**will be**~~ permitted in any land use designation, save and except in natural **heritage** ~~**environment**~~ areas and limited uses on lands identified as being subject to natural hazards**.** ~~**This will be deemed to include activities and services provided under the Municipal Act, Drainage Act, or any other legislation.**~~ **The County discourages utilities from being located within Provincially Significant Wetlands.**	Page 6-21
38	Section 7 Definitions is modified by modifying the defined terms of agricultural uses, housing for farm workers, on-farm diversified uses, prime agricultural area, and speciality crop lands, as well as adding a new defined term for farm cluster, in alphabetic order: 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** ~~**accommodations**~~ for **farm workers** ~~**full-time farm labour**~~ when the size and nature of the operation requires additional employment. **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 food production.** **Housing for farm workers** ~~**Farm accommodations**~~: means additional permanent or portable dwellings on agricultural lots required to accommodate **farm workers** ~~**full-time farm labour**~~, when the size and nature of the farm operation **requires additional employment** ~~**of additional full-time farm labour necessary, and where such additional dwellings do not have a significant effect on the tillable area of the farm or its viability.**~~ 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*, ~~**and**~~ uses that produce value-added agricultural products**, electricity generation facilities and transmission systems, and *energy storage systems*.** Ground-mounted solar **panels** ~~**facilities**~~ and wind turbines for personal use are **only** permitted in *prime agricultural areas*, including specialty crop areas, ~~**only**~~ as *on-farm diversified uses*. 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 areas* may be identified by a municipality based on provincial guidance or informed by mapping obtained from the Province.** ~~**Prime agricultural areas may be identified by the Province, using established evaluation procedures as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.**~~ Specialty Crop **Area**~~**Land**~~**:** ~~**means areas where**~~ **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.	Page 7-1, 7-4, 7-5, 7-8, and 7-10
39	Throughout the official plan, all remaining references to the various Ministries of the Province of Ontario are replaced with “the Province”.	Page 3-31, 3-33, 3-51, 3-57, 3-60, 3-64 & 4-43
40	Throughout the official plan, the following terms are modified by italicization as appropriate to indicate they are defined in the Provincial Planning Statement: • *Agricultural condition*, • *agricultural impact assessment*, • agricultural system, • *agricultural uses*, • *agri-tourism uses,* • *natural heritage features and areas,* • *prime agricultural area,* • *rural areas,* and, • *specialty crop areas*	Page 2-12, 2-16, 3-24, 3-31 to 3-34, 3-38 to 3-42, 3-50, 3-52 to 3-54, 3-56, 3-57, 3-59, 3-60, 3-65, 3-66, 3-68, 3-70, 3-81, 3-82, 4-1, 4-3, 4-16, 5-3, 6-3, 6-19, 7-1, 7-8, and 7-10.

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41	Throughout the official plan, the names of statutes, laws, acts, or similar documents are underlined and italicized, in accordance with section 1.2.1 of the official plan.	Page 2-14, 3-4, 3-10, 3-14, 3-16, 3-30, 3-33, 3-49, 3-51, 3-59, 3-72, 3-74, 3-75, 3-83, 3-85, 4-12, 4-17, 4-18, 4-26, 4-28, 4-31, 4-33, 4-35, 4-54, 5-3, 5-7, 5-8, 6-1, 6-3 to 6-5, 6-7, 6-10, 6-14, 6-16, 6-17, 6-19, 6-21, 7-1, 7-2, 7-4, & 7-6 to 7-10.
42	Throughout the official plan, all instances of the term “flood plain” are replaced with the term “floodplain”	Page 3-80, 4-20 to 4-25, 5-6, 6-18, 6-21, & 7-4.
43	Throughout the official plan, all OPA numbers in reference to site-specific policies are deleted.	Page 3-23, 3-28, 3-43, & 3-53.
44	Throughout the official plan, all remaining instances of the terms “Natural Environment – Provincially Significant Wetlands” or “Natural Environment Provincially Significant Wetlands” are replaced with the term ‘Provincially Significant Wetlands’.	Page 3-50, 3-56, 3-57, 3-58, 3-59, 3-61, 3-65, 3-69, 5-5, and 6-21.
45	Throughout the official plan, all remaining instances of the terms “natural environment” or “the natural environment” are deleted and replaced with the terms “natural heritage” or “the natural heritage” as appropriate.	Page 1-2, 1-3, 1-6, 1-8, 2-13, 3-10, 3-21, 3-23, 3-26, 3-52, 3-80, 3-84, 4-1, 4-3, 4-16, 4-27, 4-28, 4-35, 4-38, 4-51, 5-5, 5-6, 6-3, 6-5, 6-6, 6-14, 7-1, 7-3, and 7-7.
46 to 68	All Schedule ‘B’ Land Use Designations are deleted and replaced with modified Schedule ‘B’ Land Use Designations attached to this decision.	Revised Schedule B
69	Schedule 'D' North Perth Provincially Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule D
70	Schedule 'D' Perth East Provincially Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule D
71	Schedule 'D' Perth South Provincially Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule D
72	Schedule 'D' West Perth Provincially Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule D
73	Schedule 'E' North Perth Regionally Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule E
74	Schedule 'E' Perth East Regionally Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule E
75	Schedule 'E' Perth South Regionally Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule E
76	Schedule 'E' West Perth Regionally Significant Features and Areas Overlay attached to this decision is added as a schedule to the official plan.	New Schedule E

#	**Provincial Modification** Additions are shown in **bold underline** and deletions are shown in **bold strikethrough**.	**Page/Section Reference**
77	Appendix 3: Conservation Authority Regulated Lands and Watershed Boundaries is deleted and replaced with Appendix 2: Conservation Authority Regulated Lands and Watershed Boundaries attached to this decision.	Revised Appendix 2 Cross-references within text modified on page vii, 3-87, 4-20, 4-22, 4-23, 5-7, & 6-21
78	Appendix 4: Source Protection Regions is deleted and replaced with Appendix 3: Source Protection Regions attached to this decision.	Revised Appendix 3 Cross-references within text modified on page vii & 3-76
79	Appendix 5: Wildland Fire Hazard Level is deleted and replaced with Appendix 4: Wildland Fire Hazard Level attached to this decision.	Revised Appendix 4



Perth County

Cultivating Opportunity

OFFICIAL PLAN





Perth County Official Plan

Adopted by Perth County Council: October 17, 2024

Approved by MMAH, with modifications: September 11, 2025

Effective Date: September 12, 2025

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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 (g) and 0 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) *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.

(h) 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: Milverton
- 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 *additional 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:

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;
- Multiple-attached dwellings and other similar medium and high-density residential buildings;
- Supportive housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes; and,
- Bed and breakfast establishments in accordance with Section 4.2.8.

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

- Retail and service commercial uses;
- Day care centres;
- Hotels;
- Office uses, including professional and medical offices;
- Places of entertainment;
- Commercial parking lots;
- Recreational facilities; and
- Restaurants.

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

- Institutional uses including places of worship, neighbourhood community, and cultural centres;
- Elementary schools, secondary schools, post-secondary institutions, and day care centres;
- 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

- Cultural and recreational uses including but not limited to museums, arts centres, libraries, and science centres.

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

- Parkettes;
- Parks;
- Common outdoor amenities areas on the same lot as multi-unit residential developments and/or mixed-use developments;
- Community gardens; and
- *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 (g) 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 a)ii 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:

- Major retail uses (e.g. "Big-box" stores);
- Contracting, building and farm supply establishments;
- Automobile uses, including servicing, repair, and sales establishments; Commercial and trade schools (not including private elementary or secondary schools);
- Office uses, including professional office, research and technology parks;
- Restaurants;
- Existing Institutional uses, including places of worship;
- Motels and hotels; and
- High Density Residential uses in accordance with the policies of Section 3.1.2.1 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 (g) 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 3-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 Resources

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) Sewage lagoons are not considered waterbodies for the purposes of this Plan.

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 (h) 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 Use* 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 (g) 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-way's 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 services (e.g. 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 a local Committee of Adjustment 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.

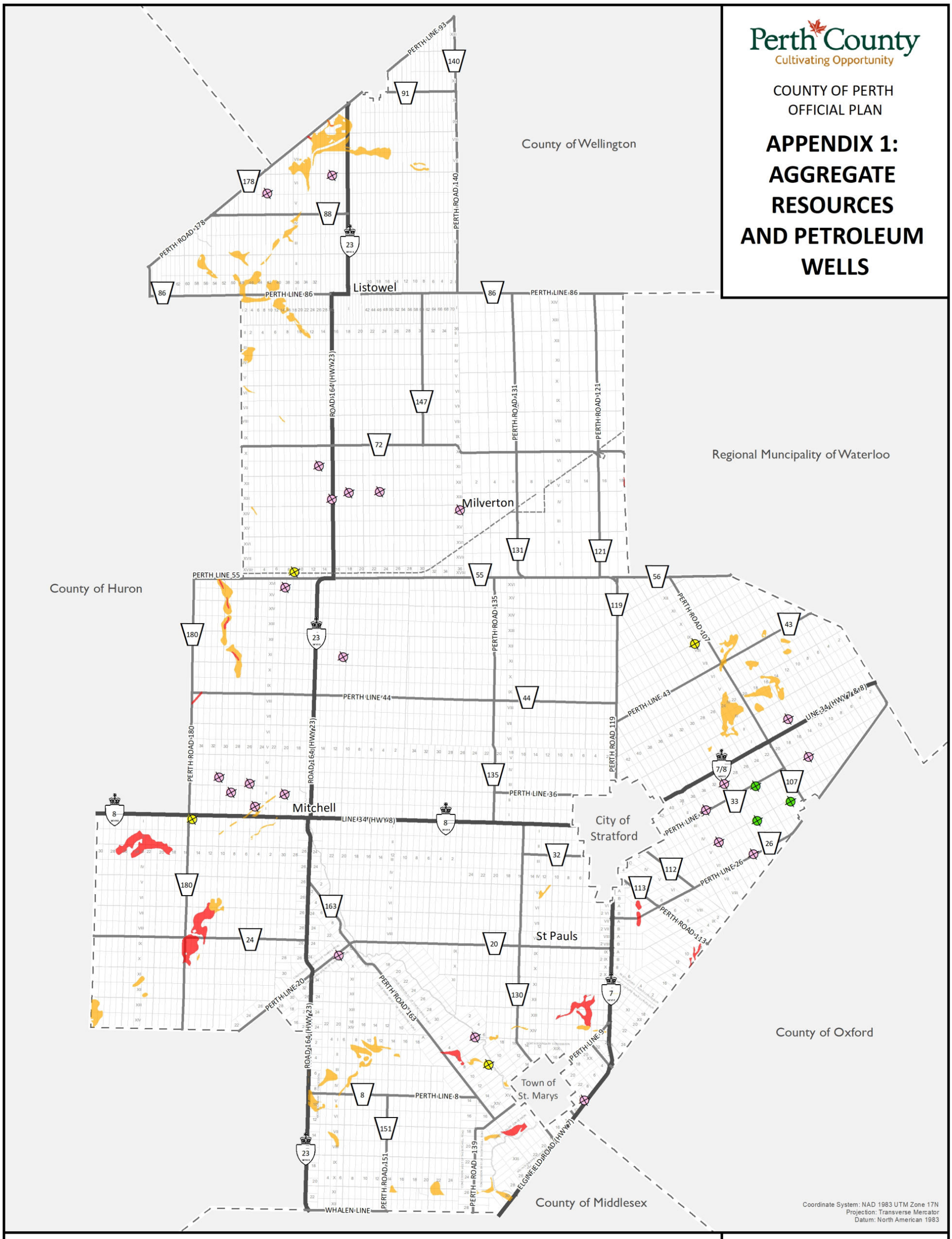
Wetland Functions: means the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to:

(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.

Perth County
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX 1: AGGREGATE RESOURCES AND PETROLEUM WELLS



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Aggregate Resources Inventory Paper (ARIP) 175

- Primary Aggregate Deposit
- Secondary Aggregate Deposit

Petroleum Wells

- Active
- Abandoned Well
- Unknown Mode

Additional Features

- Provincial Highway
- County Road
- Former Railway Line
- Lots and Concessions
- Municipal Boundary

REFERENCE: Aggregate Resources Inventory of the County of Perth Southern Ontario. Ontario Geological Survey Aggregate Resources Inventory Paper 175. 2013.

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

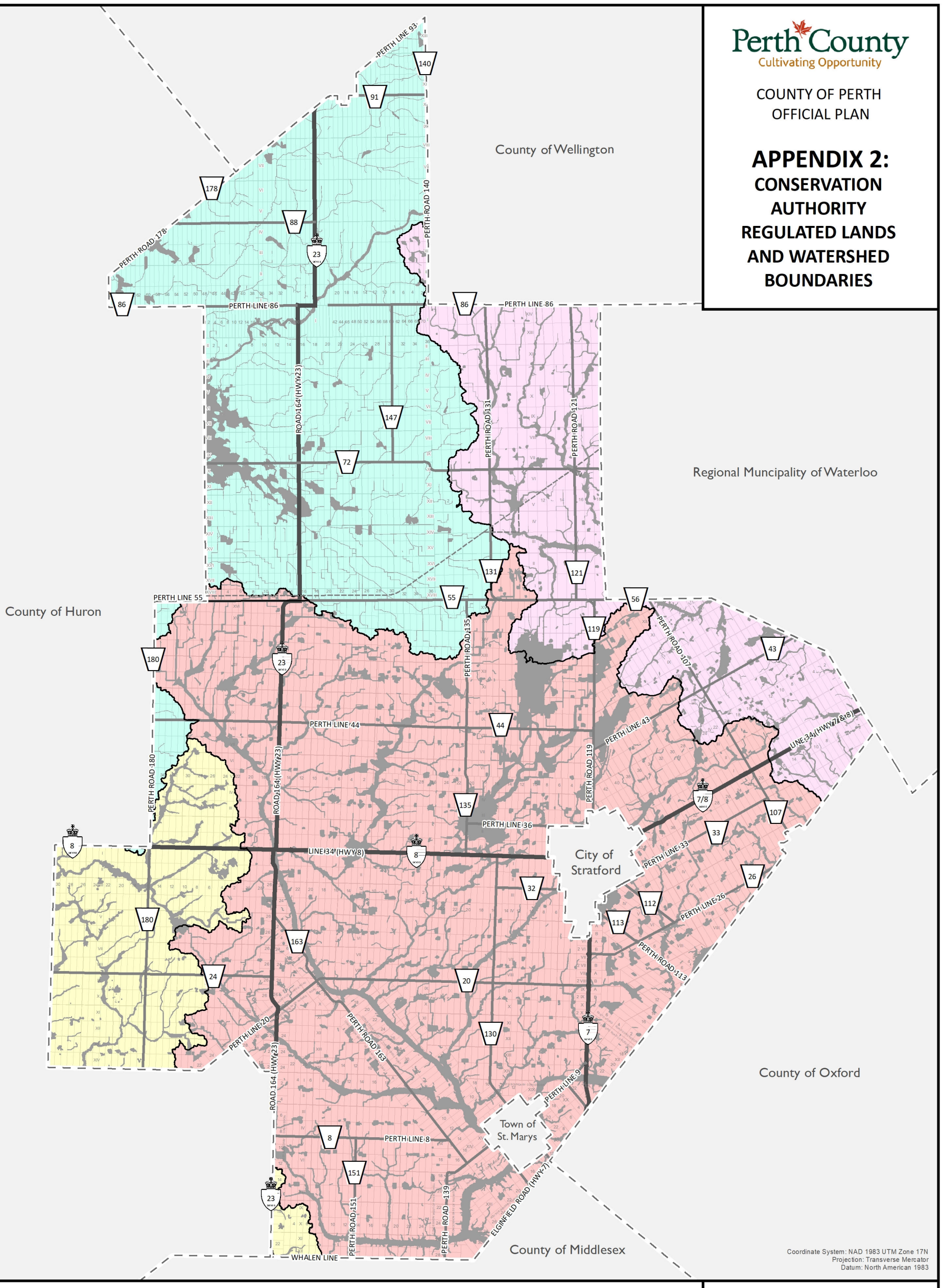
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX 2:
CONSERVATION AUTHORITY REGULATED LANDS AND WATERSHED BOUNDARIES



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Conservation Authority Regulation Limits

Watershed Boundary

- Ausable Bayfield Conservation Authority
- Grand River Conservation Authority
- Maitland Valley Conservation Authority
- Upper Thames River Conservation Authority

Additional Features

- Provincial Highway
- County Road
- Former Railway Line
- Lots and Concessions
- Municipal Boundary

NOTE: This map is prepared with data provided by the Conservation Authorities. The Conservation Authorities may update the data from time to time. The applicable Conservation Authority should be contacted for permits required pursuant to the Conservation Authority Act.

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

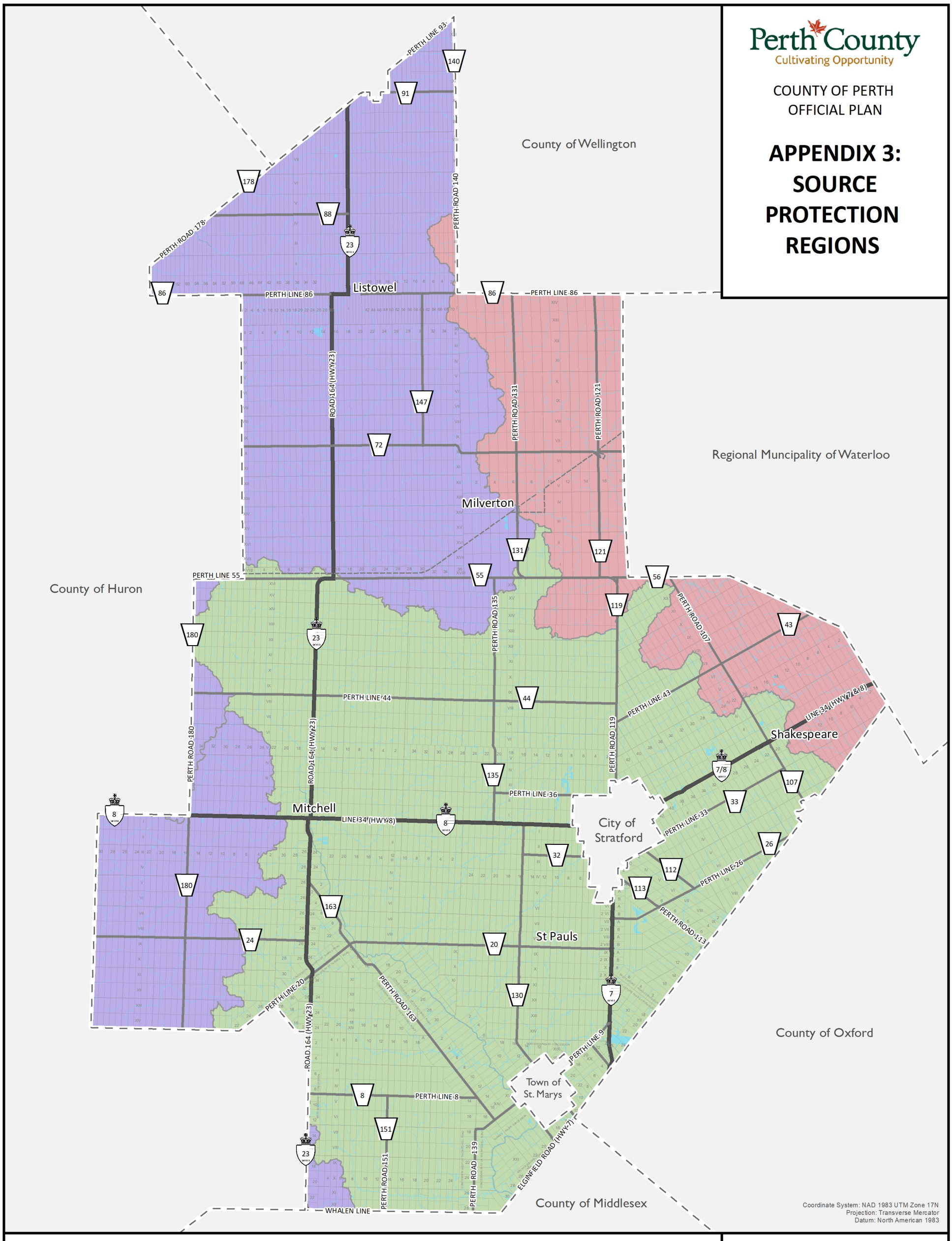
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COUNTY OF PERTH
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APPENDIX 3: SOURCE PROTECTION REGIONS



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Source Protection Regions

- Ausable Bayfield Maitland Valley
- Lake Erie
- Thames, Sydenham and Region

Additional Features

- Provincial Highway
- County Road
- Former Railway Line
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

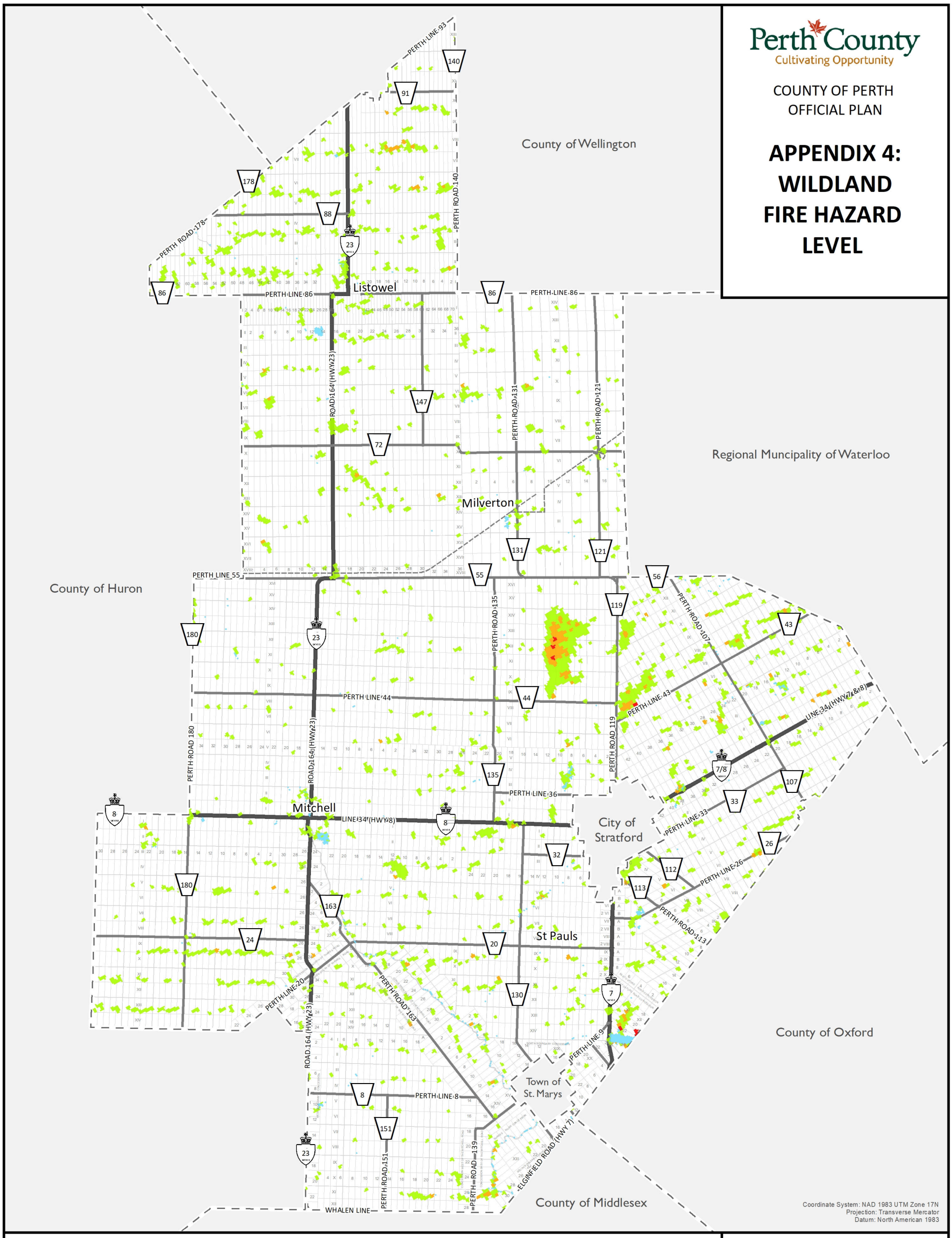
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX 4: WILDLAND FIRE HAZARD LEVEL



LEGEND

Potential Hazardous Forest Types

- High
- Moderate
- Low
- Water

Additional Features

- Provincial Highway
- County Road
- Former Railway Line
- Lots and Concessions
- Municipal Boundary

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

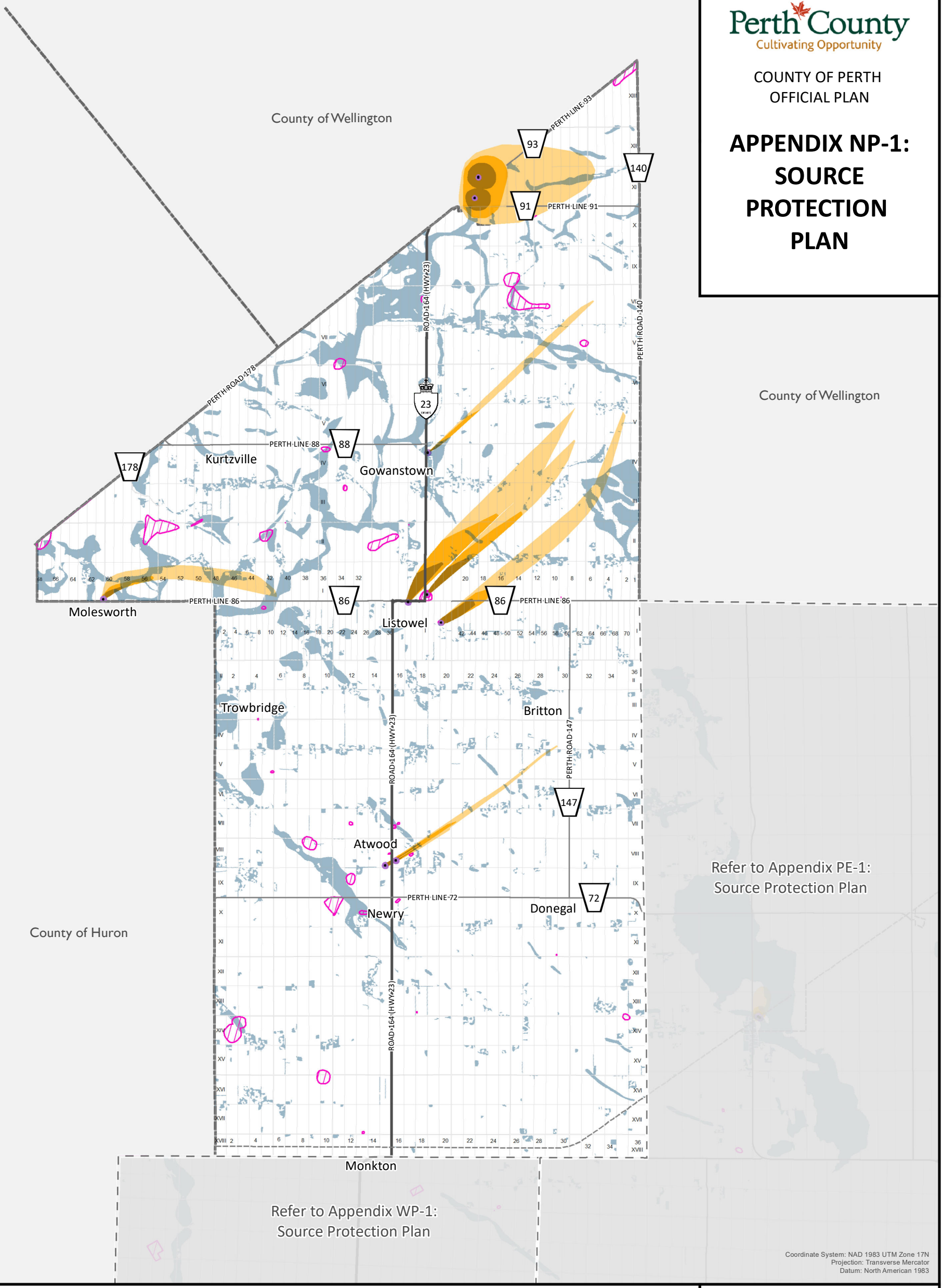
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COUNTY OF PERTH
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APPENDIX NP-1: SOURCE PROTECTION PLAN



LEGEND

Wellhead Protection Areas (WHPA)

- Zone A - 100 m fixed radius around each well
- Zone B - 2 year time of travel
- Zone C - 5 year time of travel
- Zone D - 25 year time of travel
- Zone E - Recharge area for GUDI (Groundwater Under the Direct Influence) wells

Other Source Water Protection Features

- Municipal Well Supply
- Highly Vulnerable Aquifers (HVAs)
- Significant Groundwater Recharge Areas (SGRAs)

Road Network

- Provincial Highway
- County Road
- Former Railway Line

Additional Features

- Municipal Boundary
- Lots and Concessions

NOTE: This map is prepared with data provided by the Conservation Authorities. The Conservation Authorities may update the data from time to time. The applicable Conservation Authority should be consulted for Source Water Protection requirements.

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

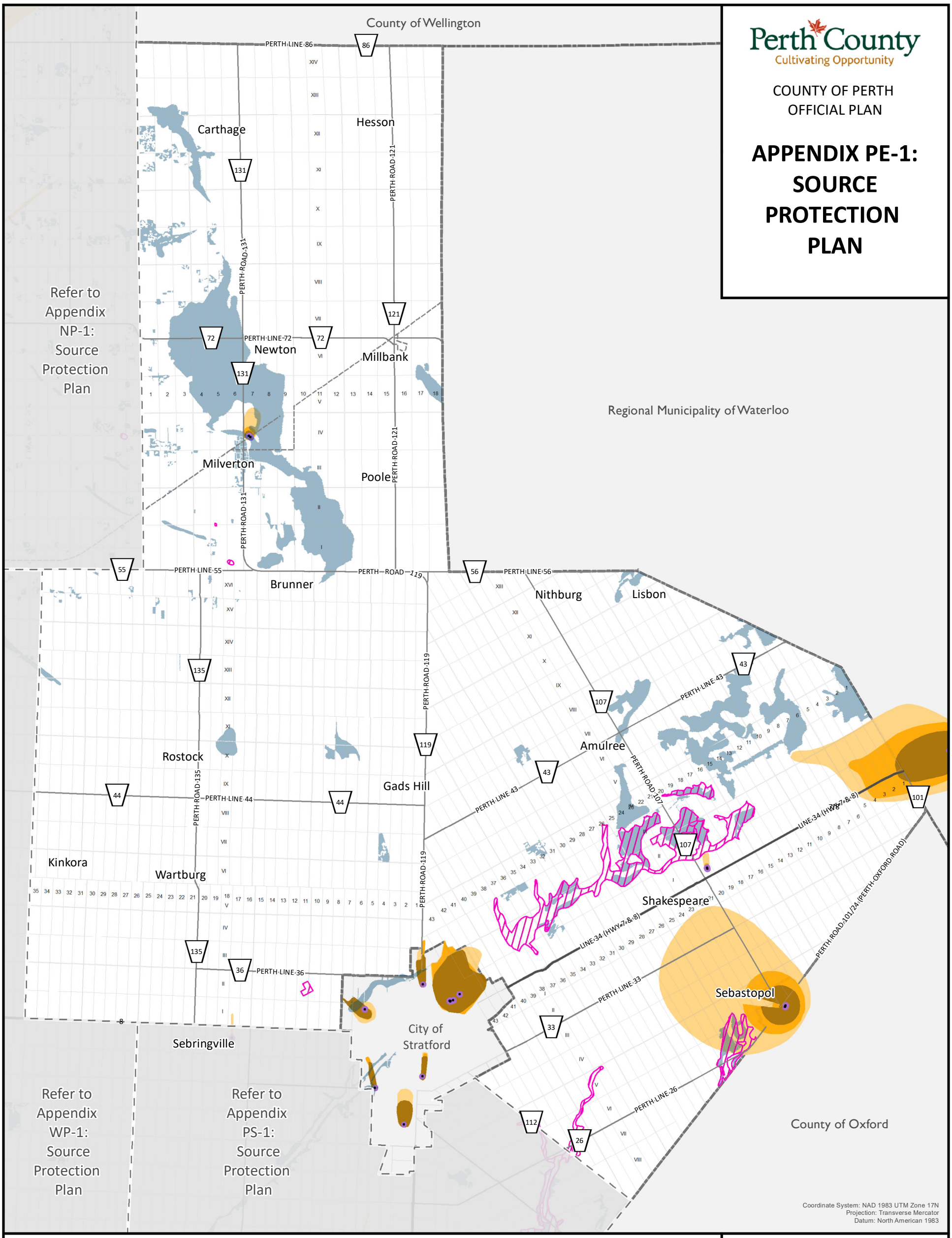
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX PE-1: SOURCE PROTECTION PLAN



LEGEND

Wellhead Protection Areas (WHPA)

- Zone A - 100 m fixed radius around each well
- Zone B - 2 year time of travel
- Zone C - 5 year time of travel
- Zone D - 25 year time of travel
- Zone E - Recharge area for GUDI (Groundwater Under the Direct Influence) wells

Other Source Water Protection Features

- Municipal Well Supply
- Highly Vulnerable Aquifers (HVAs)
- Significant Groundwater Recharge Areas (SGRAs)

Road Network

- Provincial Highway
- County Road
- Former Railway Line

Additional Features

- Municipal Boundary
- Lots and Concessions

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0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

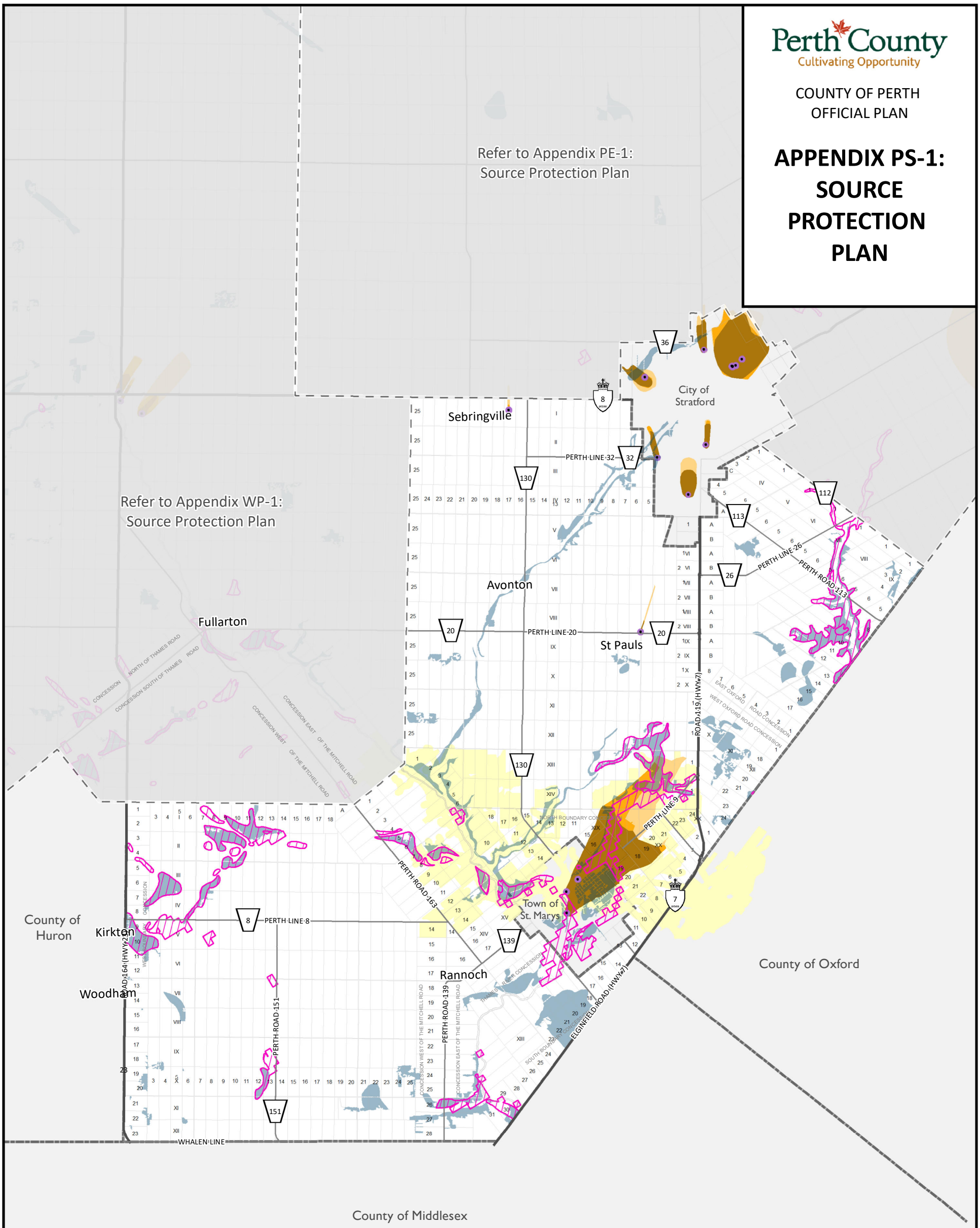
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX PS-1: SOURCE PROTECTION PLAN



LEGEND

Wellhead Protection Areas (WHPA)

- Zone A - 100 m fixed radius around each well
- Zone B - 2 year time of travel
- Zone C - 5 year time of travel
- Zone D - 25 year time of travel
- Zone E - Recharge area for GUDI (Groundwater Under the Direct Influence) wells

Other Source Water Protection Features

- Municipal Well Supply
- Highly Vulnerable Aquifers (HVAs)
- Significant Groundwater Recharge Areas (SGRAs)

Road Network

- Provincial Highway
- County Road

Additional Features

- Municipal Boundary
- Lots and Concessions

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0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

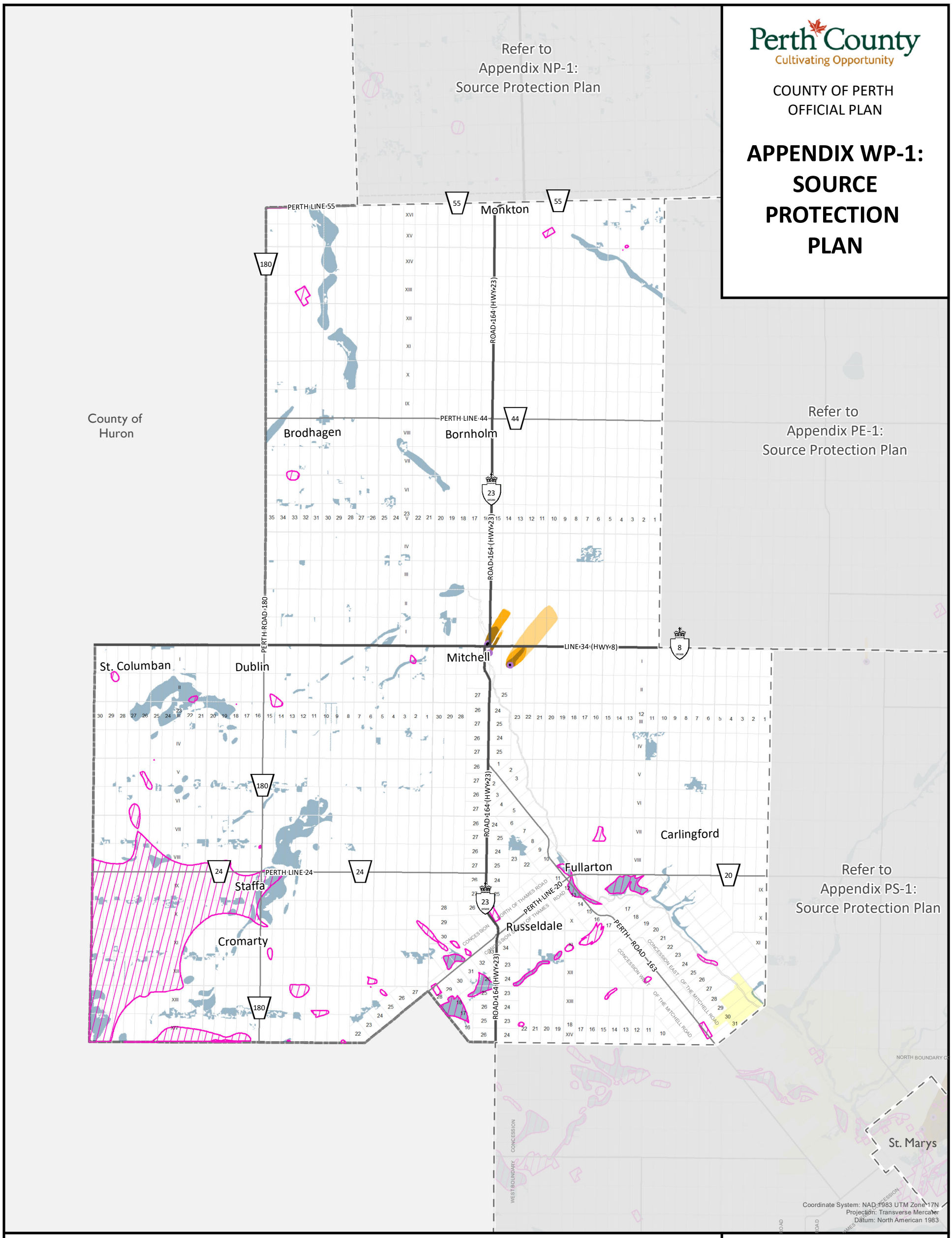
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COUNTY OF PERTH
OFFICIAL PLAN

APPENDIX WP-1: SOURCE PROTECTION PLAN



LEGEND

Wellhead Protection Areas (WHPA)

- Zone A - 100 m fixed radius around each well
- Zone B - 2 year time of travel
- Zone C - 5 year time of travel
- Zone D - 25 year time of travel
- Zone E - Recharge area for GUDI (Groundwater Under the Direct Influence) wells

Other Source Water Protection Features

- Municipal Well Supply
- Highly Vulnerable Aquifers (HVAs)
- Significant Groundwater Recharge Areas (SGRAs)

Road Network

- Provincial Highway
- County Road

Additional Features

- Municipal Boundary
- Lots and Concessions

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0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

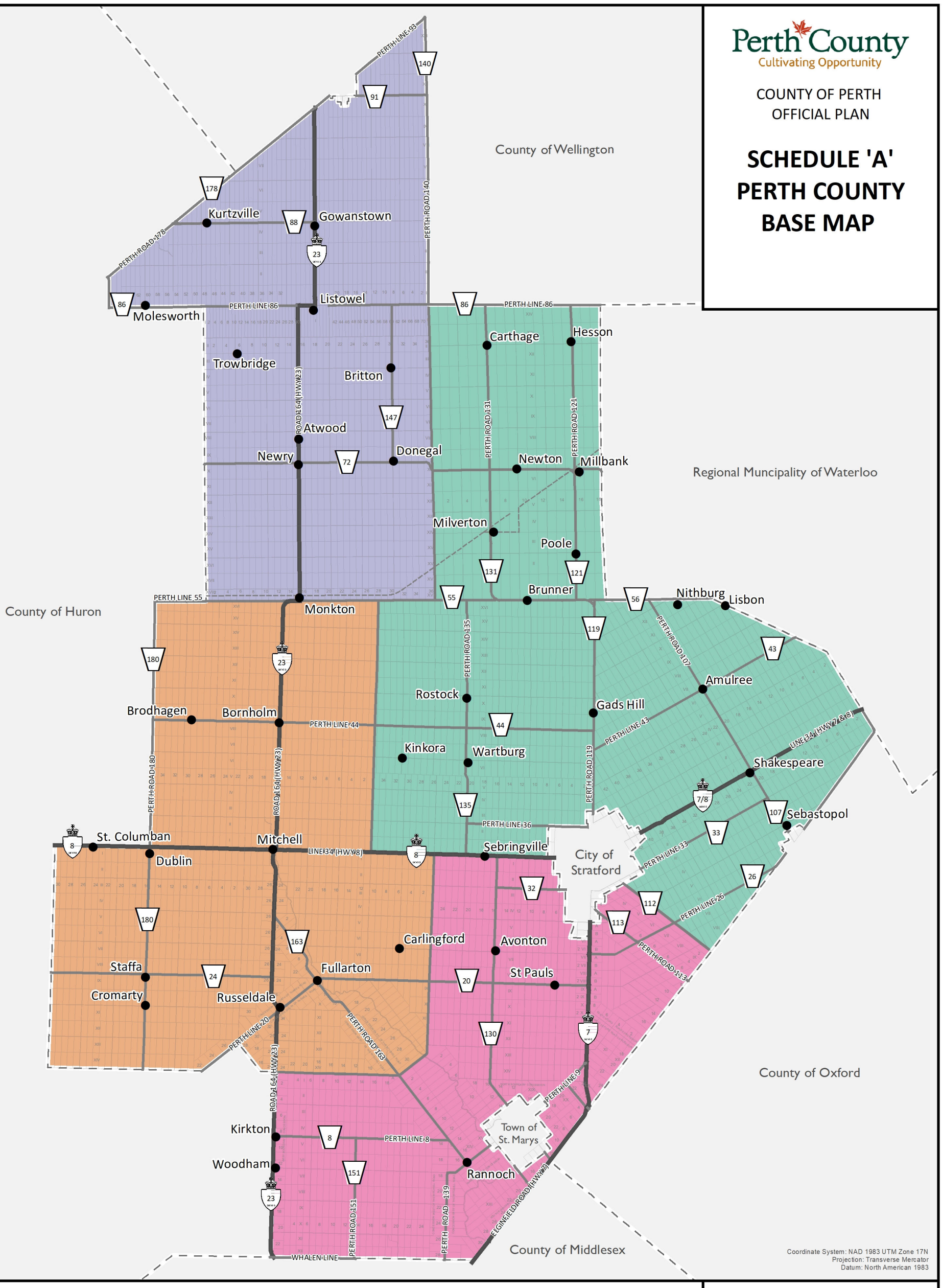
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'A'
PERTH COUNTY
BASE MAP



LEGEND

Local Municipality

- Municipality of North Perth
- Township of Perth East
- Township of Perth South
- Municipality of West Perth

Additional Features

- Settlement Areas
- Provincial Highway
- County Road
- Former Railway Line
- Lots and Concessions
- Municipal Boundary

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

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Refer to Schedule 'B' North Perth Land Use Designations

Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
ATWOOD
LAND USE DESIGNATIONS

LOT 14
CON VII

LOT 17
CON VIII

MONUMENT ROAD
BOWMAN COURT
WILLIAM STREET
DAVID STREET ATWOOD
CHERYL AVENUE
SAUNDERS STREET
ELLEN STREET
GOODYEAR STREET
BALLANTYNE AVENUE
JAMES STREET ATWOOD
KING STREET ATWOOD
BAKER STREET
JOHN STREET ATWOOD
VALLANCE LANE
QUEEN STREET ATWOOD
ARTHUR STREET EAST ATWOOD
PARKVIEW CRESCENT
WOODVIEW DRIVE
ELMA CENTRE STREET
FISHER AVENUE

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designations

- Open Space
- Natural Heritage
- Neighbourhood
- Urban Mixed Use
- Corridor Commercial
- Employment
- Institutional
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 75 150 225 m

Scale 1:6,500
1 cm = 65 m

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SCHEDULE 'B' ATWOOD LAND USE DESIGNATIONS

Export Date: 7/10/2025

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Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
BRUNNER
LAND USE DESIGNATIONS

Refer to Schedule 'B'
Perth East Land
Use Designations

LOT 10 CON I

ANA STREET

119

DUKE STREET

SOMERSET DRIVE

ROAD 126

LOT 12
CON XVI

LOT 11
CON XVI

LOT 10
CON XVI

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 60 120 180 m

Scale 1:5,000
1 cm = 50 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
DUBLIN
LAND USE DESIGNATIONS

County of Huron

LOT 35 CON I

WEST PERTH

8

DARLING STREET

ANN STREET

ST. PATRICK STREET

MATILDA STREET

JOHN STREET

RAGLAN STREET

180

UNION STREET

LOT 17 CON I

LOT 14 CON I

HELEN STREET

Refer to Schedule 'B' West Perth Land Use Designations

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designations

- Village
- Floodplain

Additional Features

- Provincial Highway
- County Road
- Local Road
- Railway/ Right of Way
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 70 140 210 m

Scale 1:6,000
1 cm = 60 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
GADS HILL
LAND USE DESIGNATIONS

LOT 36 CON IX

ANDY STREET

LINE 45

119

LINHAVEN DRIVE

FREDRICK STREET

TIFFANY COURT

Refer to Schedule 'B' Perth East Land Use Designations

LOT 37 CON VIII

LOT 1 CON IX

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 40 80 120 m

Scale 1:4,000
1 cm = 40 m

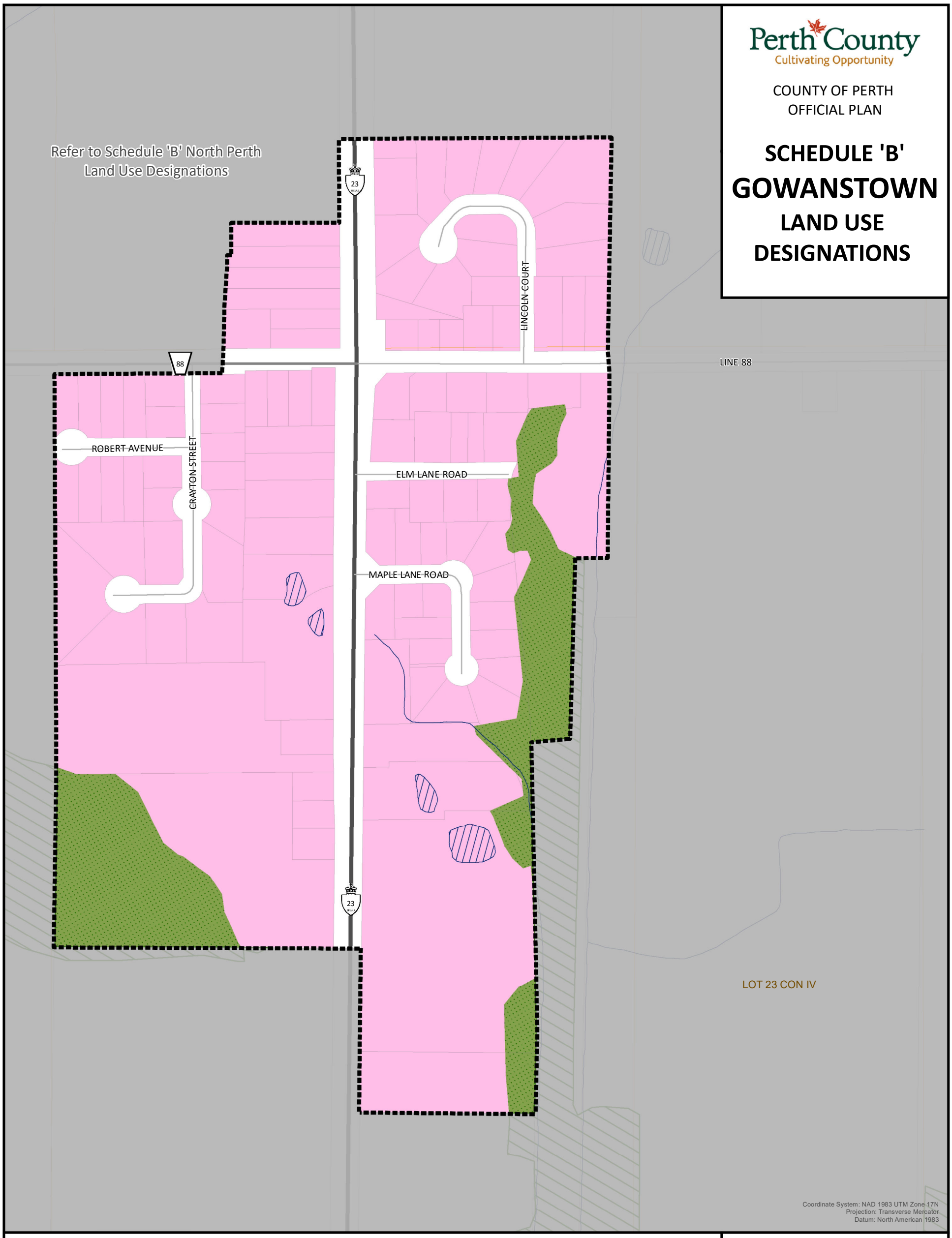
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
GOWANSTOWN
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Village
- Natural Heritage
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 40 80 120 m

Scale 1:4,000
1 cm = 40 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
KIRKTON
LAND USE DESIGNATIONS

KIRK AVENUE
VICTORIA AVENUE
PAUL STREET
MARY STREET
PAISLEY STREET
DAVIS STREET
23
8
LOT 8 CONCESSION
WESTERN BOUNDARY
County of Huron
Refer to Schedule
'B' Perth South Land
Use Designations
LOT 9 CONCESSION
WESTERN BOUNDARY

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designations

- Village
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 30 60 90 m

Scale 1:3,000
1 cm = 30 m

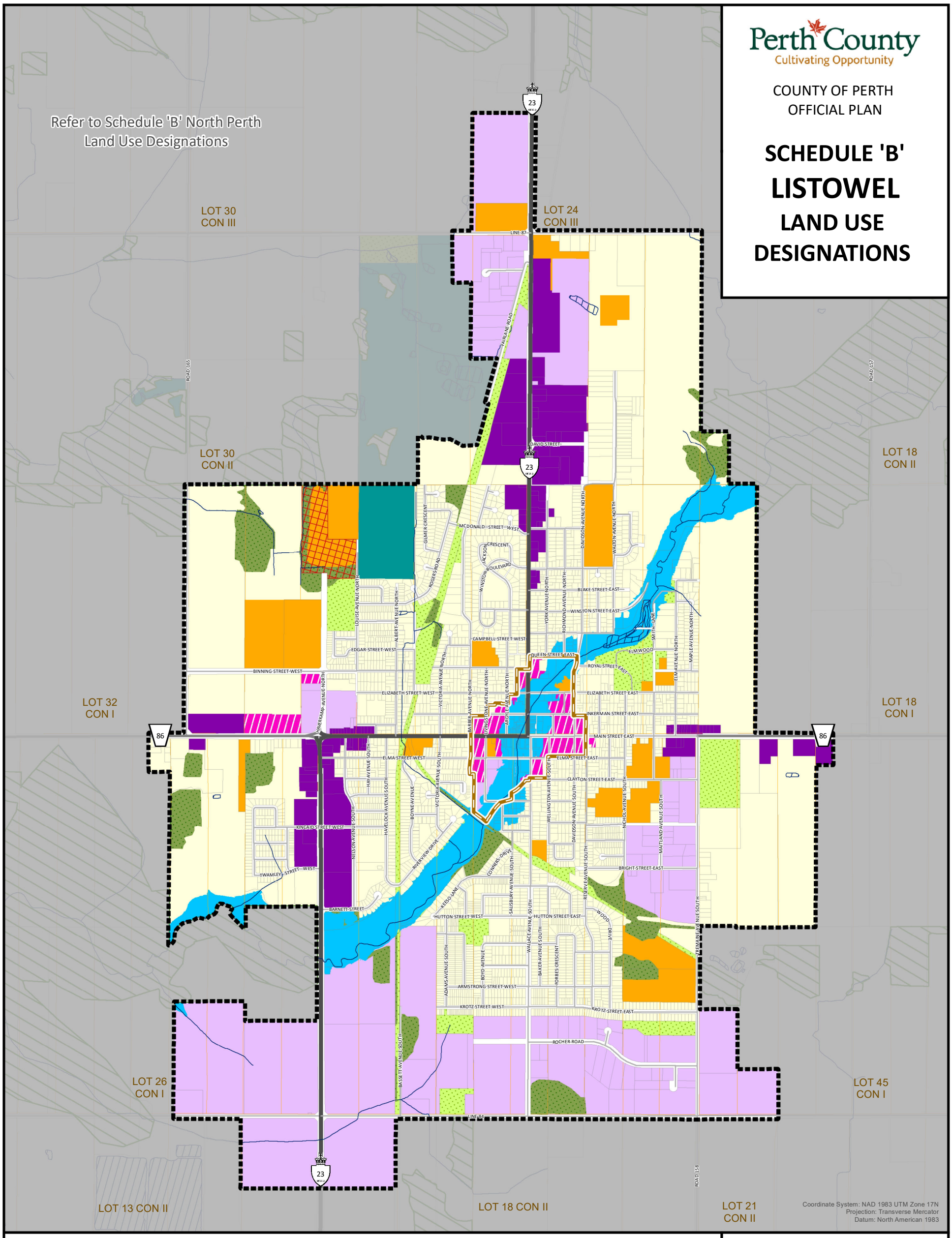
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
LISTOWEL
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Open Space
- Natural Heritage
- Recreation
- Neighbourhood
- Urban Mixed Use
- Corridor Commercial
- Employment
- Institutional
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Strategic Growth Area
- Settlement Area Boundary
- Closed Landfill
- Waterbody
- Parcels
- Lots and Concessions

0 240 480 720 m

Scale 1:20,000
1 cm = 200 m

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Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
MILLBANK
LAND USE DESIGNATIONS

LOT 15
CON VII

LOT 16
CON VII

Refer to Schedule 'B' Perth East Land Use Designations

72

121

RAYMOND DRIVE

PARK STREET

RUTHERFORD STREET

CHURCH STREET

FREEBORN STREET

WATERLOO STREET

MILLBANK MAIN STREET

RIVERSIDE STREET

HILLCREST STREET

PERTH STREET

PRINCESS STREET

WYNDHAM STREET

QUEEN STREET

CONNIE STREET

ELGIN STREET

NORFOLK STREET

NICKLIN STREET

LOT 15 CON VI

LOT 17 CON VI

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Open Space
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Former Railway Line
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 90 180 270 m

Scale 1:7,500
1 cm = 75 m

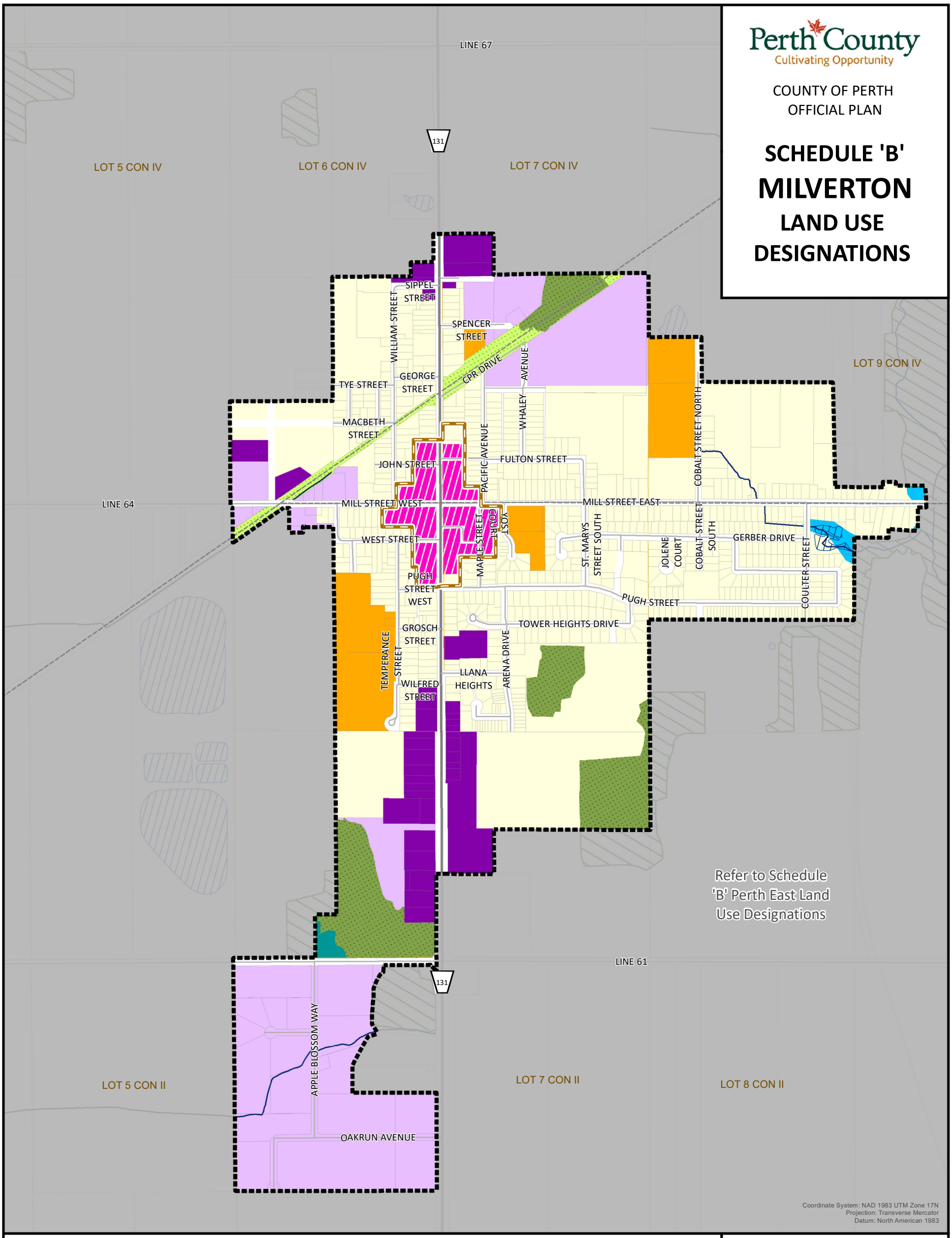
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
MILVERTON
LAND USE DESIGNATIONS



LEGEND

Land Use Designation

- Open Space
- Natural Heritage
- Recreation
- Neighbourhood
- Urban Mixed Use
- Corridor Commercial
- Employment
- Institutional
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Former Railway Line
- Strategic Growth Area
- Settlement Area Boundary
- Closed Landfill
- Waterbody
- Parcels
- Lots and Concessions

0 130 260 390 m

Scale 1:11,000
1 cm = 110 m

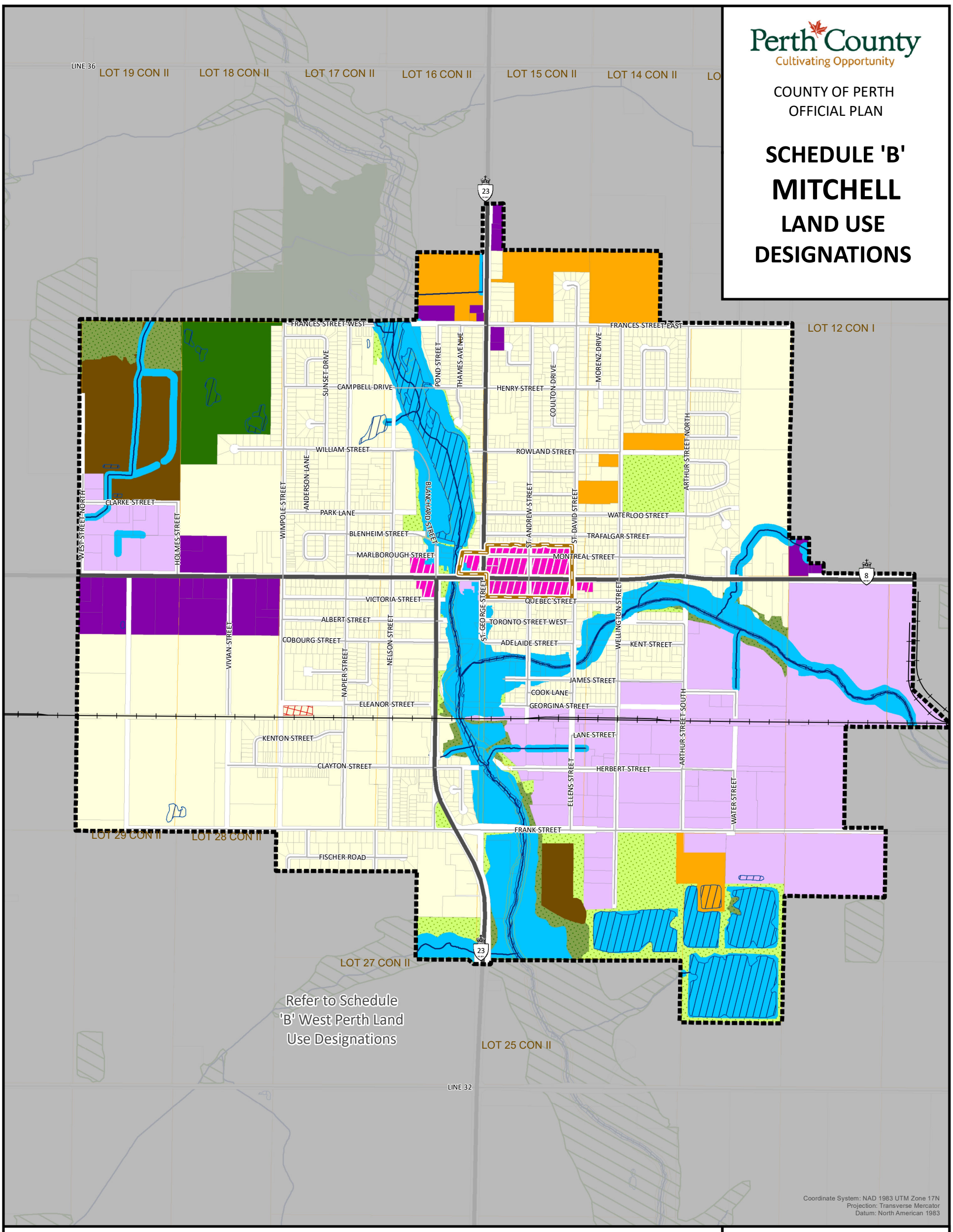
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
MITCHELL
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Open Space
- Natural Heritage
- Recreation
- Neighbourhood
- Urban Mixed Use
- Corridor Commercial
- Employment
- Institutional
- Open Landfill
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Railway/ Right of Way
- Watercourse
- Strategic Growth Area
- Settlement Area Boundary
- Waterbody
- Closed Landfill
- Parcels
- Lots and Concessions

0 180 360 540 m

Scale 1:15,000
1 cm = 150 m

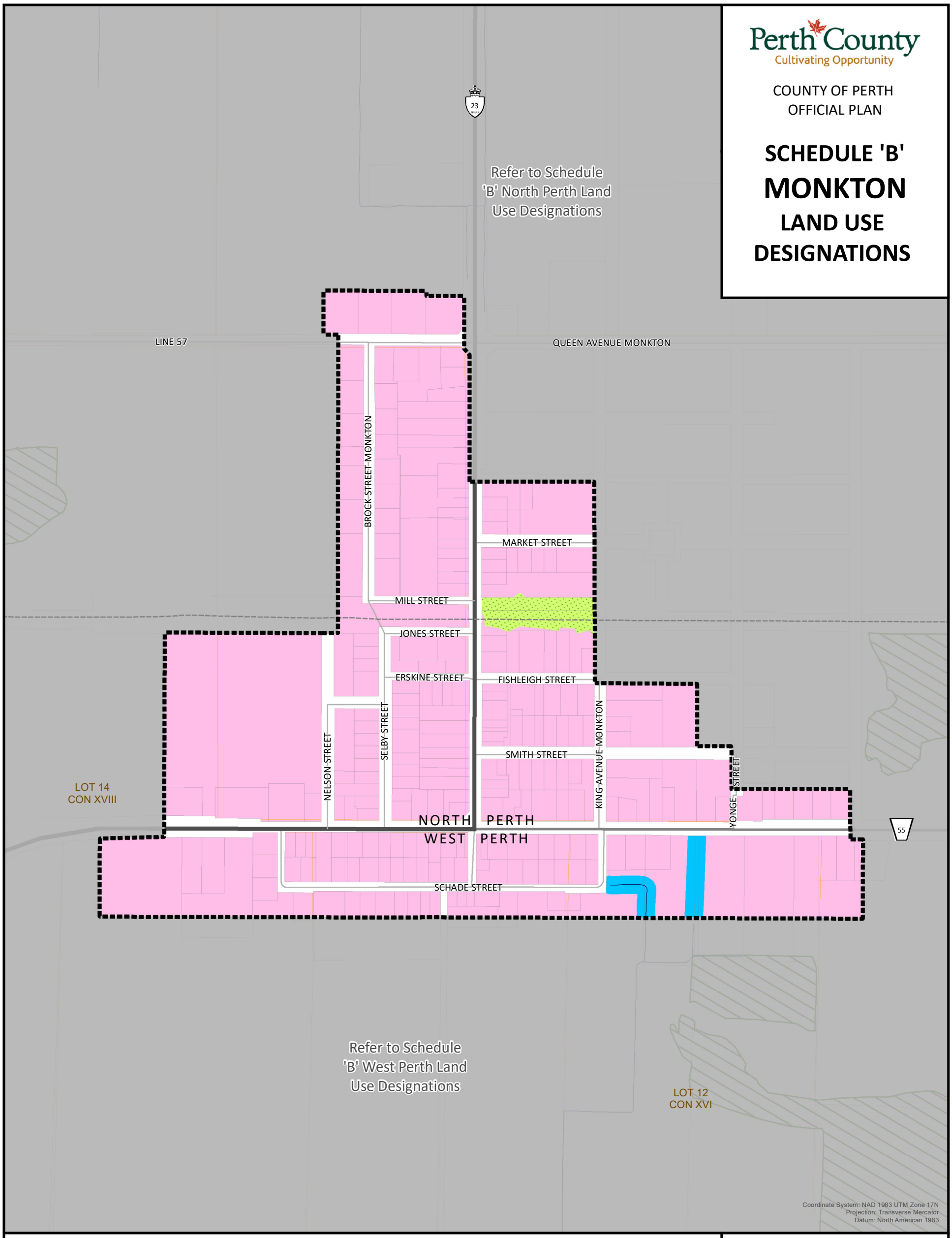
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
MONKTON
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Village
- Open Space
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Former Railway Line
- Watercourse
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 70 140 210 m

Scale 1:6,000
1 cm = 60 m

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SCHEDULE 'B' MONKTON LAND USE DESIGNATIONS

Export Date: 2025-07-07

Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
NEWTON
LAND USE DESIGNATIONS

Refer to Schedule 'B'
Perth East Land
Use Designations

LOT 9 CON VII

COMMUNITY CENTRE DRIVE

CRESCENT AVENUE

72

ROAD 129

HOLMES DRIVE

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 40 80 120 m

Scale 1:4,000
1 cm = 40 m

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Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
NITHBURG
LAND USE DESIGNATIONS

LOT 18
CON XIII

Regional
Municipality
of Waterloo

PERTH EAST

56

NITHVIEW COURT

KING STREET

BROWN STREET

LBERT STREE

ENDELL COURT

LOT 18
CON XII

LOT 16
CON XII

ROAD 106

Refer to Schedule
'B' Perth East Land
Use Designations

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 60 120 180 m

Scale 1:5,000
1 cm = 50 m

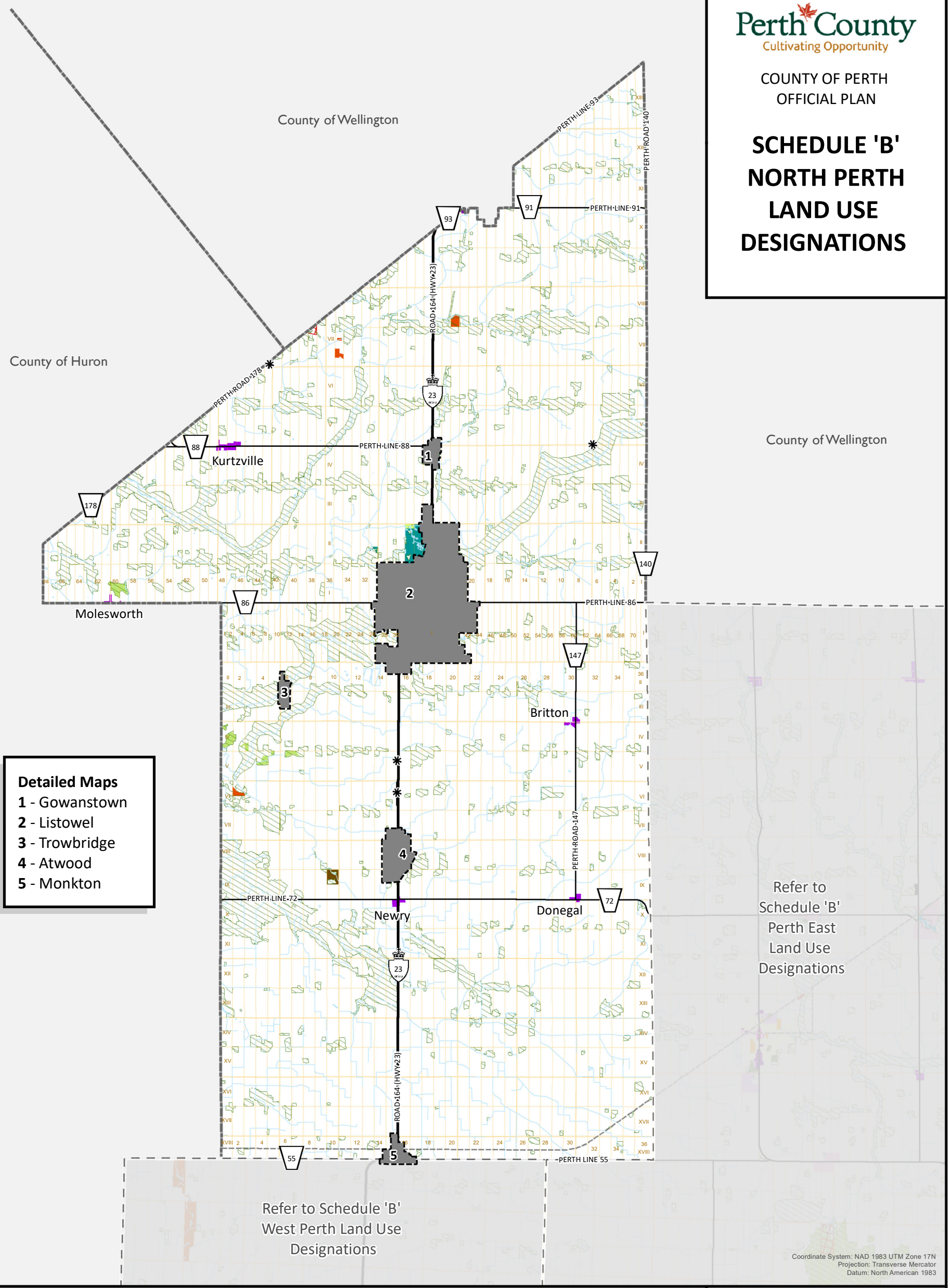
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B' NORTH PERTH LAND USE DESIGNATIONS



Detailed Maps
1 - Gowanstown
2 - Listowel
3 - Trowbridge
4 - Atwood
5 - Monkton

LEGEND

Land Use Designations

- Agriculture
- Hamlet
- Mineral Aggregate
- Open Space
- Recreation
- Provincially Significant Wetlands
- Natural Heritage
- Open Landfill
- Rural Cluster
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Former Railway Line
- Watercourse
- Refer to Detailed Maps
- Waterbody
- Closed Landfill
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B' PERTH EAST LAND USE DESIGNATIONS

Detailed Maps
6 - Newton
7 - Millbank
8 - Milverton
9 - Brunner
10 - Nithburg
11 - Rostock
12 - Gads Hill
13 - Wartburg
14 - Shakespeare
18 - Sebringville

County of Wellington

Refer to Schedule 'B' North Perth Land Use Designations

Regional Municipality of Waterloo

City of Stratford

Refer to Schedule 'B' West Perth Land Use Designations

Refer to Schedule 'B' Perth South Land Use Designations

County of Oxford

Carthage
Hesson
Poole
Lisbon
Amulree
Kinkora
Sebastopol

PERTH LINE 86
PERTH LINE 72
PERTH LINE 55
PERTH LINE 56
PERTH LINE 44
PERTH LINE 36
PERTH LINE 43
PERTH LINE 33
PERTH LINE 26
LINE 34 (HWY 7&8)
PERTH ROAD 131
PERTH ROAD 121
PERTH ROAD 119
PERTH ROAD 135
PERTH ROAD 107
PERTH ROAD 101/24 (PERTH-OXFORD ROAD)

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designations

- Agriculture
- Hamlet
- Mineral Aggregate
- Open Space
- Recreation
- Natural Heritage
- Urban Fringe
- Open Landfill
- Mobile Home Parks
- Provincially Significant Wetlands
- Floodplain
- Rural Cluster
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Railway/ Right of Way
- Former Railway Line
- Watercourse
- Refer to Detailed Maps
- Waterbody
- Closed Landfill
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

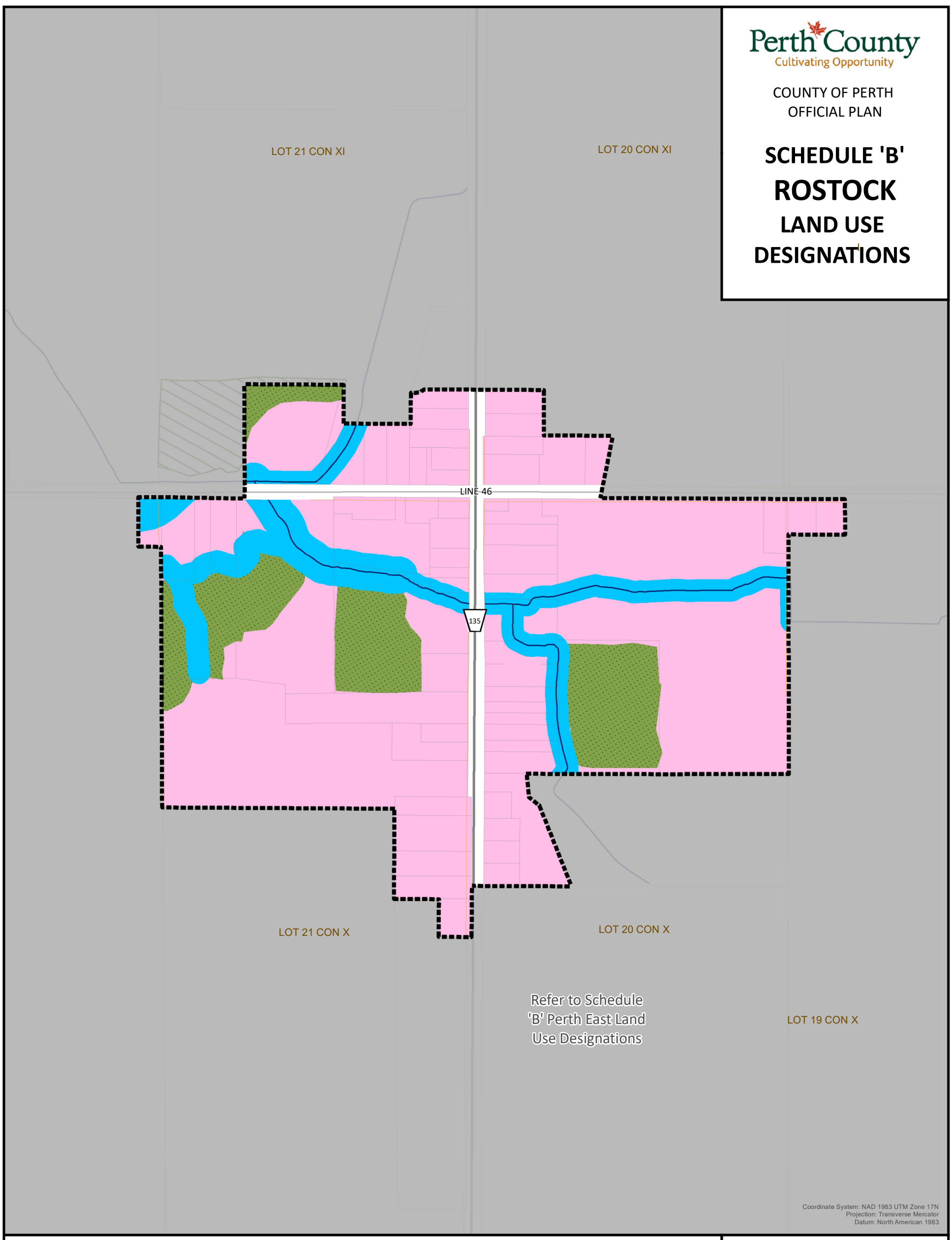
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
ROSTOCK
LAND USE DESIGNATIONS



LEGEND

Land Use Designation

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 60 120 180 m

Scale 1:5,000
1 cm = 50 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
SEBRINGVILLE
LAND USE DESIGNATIONS

LOT 20 CON II
LOT 19 CON II
LOT 18 CON II
LOT 17 CON II
LOT 16 CON II
LOT 15 CON II
LOT 14 CON II

Refer to Schedule 'B' Perth East Land Use Designations

LOT 20 CON I
LOT 19 CON I
LOT 18 CON I
LOT 17 CON I
LOT 16 CON I

135
ROAD 134
130
8

RED MAPLE LANE
PERTH EAST
PERTH SOUTH
TANNERY ROAD
STEFFEN ROAD
BOLGERS ROAD
JEAN STREET
HERMAN STREET
HAMMOND STREET
FLAX MILL ROAD
STATION ROAD
BOYCE STREET

Refer to Schedule 'B' Perth South Land Use Designations

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Railway/ Right of Way
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 130 260 390 m

Scale 1:11,000
1 cm = 110 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
SHAKESPEARE
LAND USE DESIGNATIONS

LOT 22 CON II
LOT 21 CON II
LOT 20 CON II
Refer to Schedule 'B' Perth East Land Use Designations
LOT 23 CON I
LOT 22 CON I
LOT 21 CON I
LOT 20 CON I
LOT 19 CON I
AVON RIVER ROAD
LINDNER COURT
MILLER AVENUE
BELL STREET
FISHER STREET
NORTH HILL DRIVE
107
STEVENSON STREET
7/8
WILLIAM SHAKESPEARE STREET
SACKVILLE STREET
REGENT STREET
JAMES STREET
GALT STREET
FRASER STREET
TRACHSEL STREET
MILTON STREET
BYRON STREET
TANNAHILL STREET
WILSON STREET
WEBSTER STREET
ANDREW STREET
BURNS STREET
RAILWAY STREET

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Open Space
- Neighbourhood
- Urban Mixed Use
- Employment
- Institutional
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Railway/ Right of Way
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 80 160 240 m

Scale 1:7,000
1 cm = 70 m

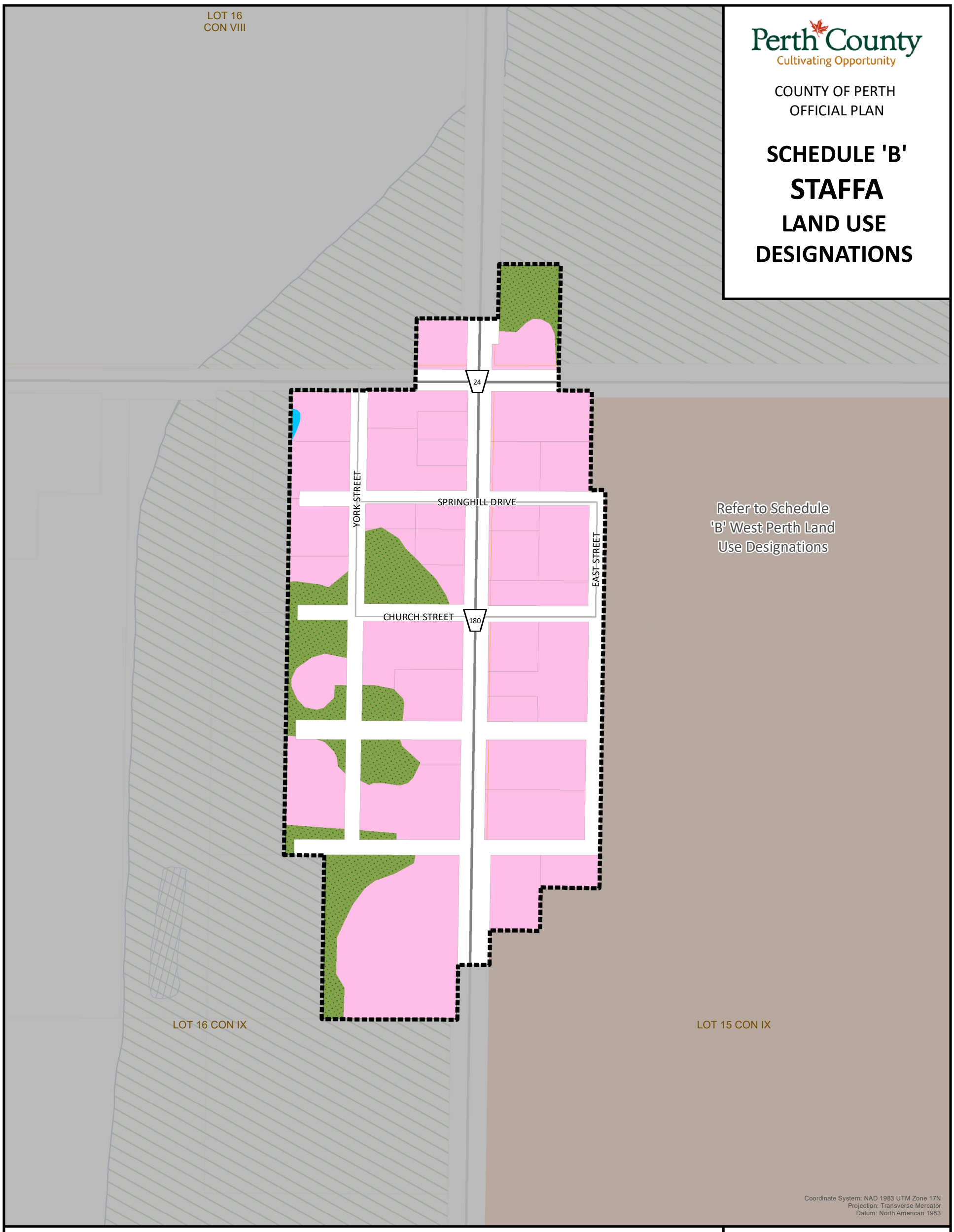
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
STAFFA
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Village
- Natural Heritage
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 30 60 90 m

Scale 1:3,000
1 cm = 30 m

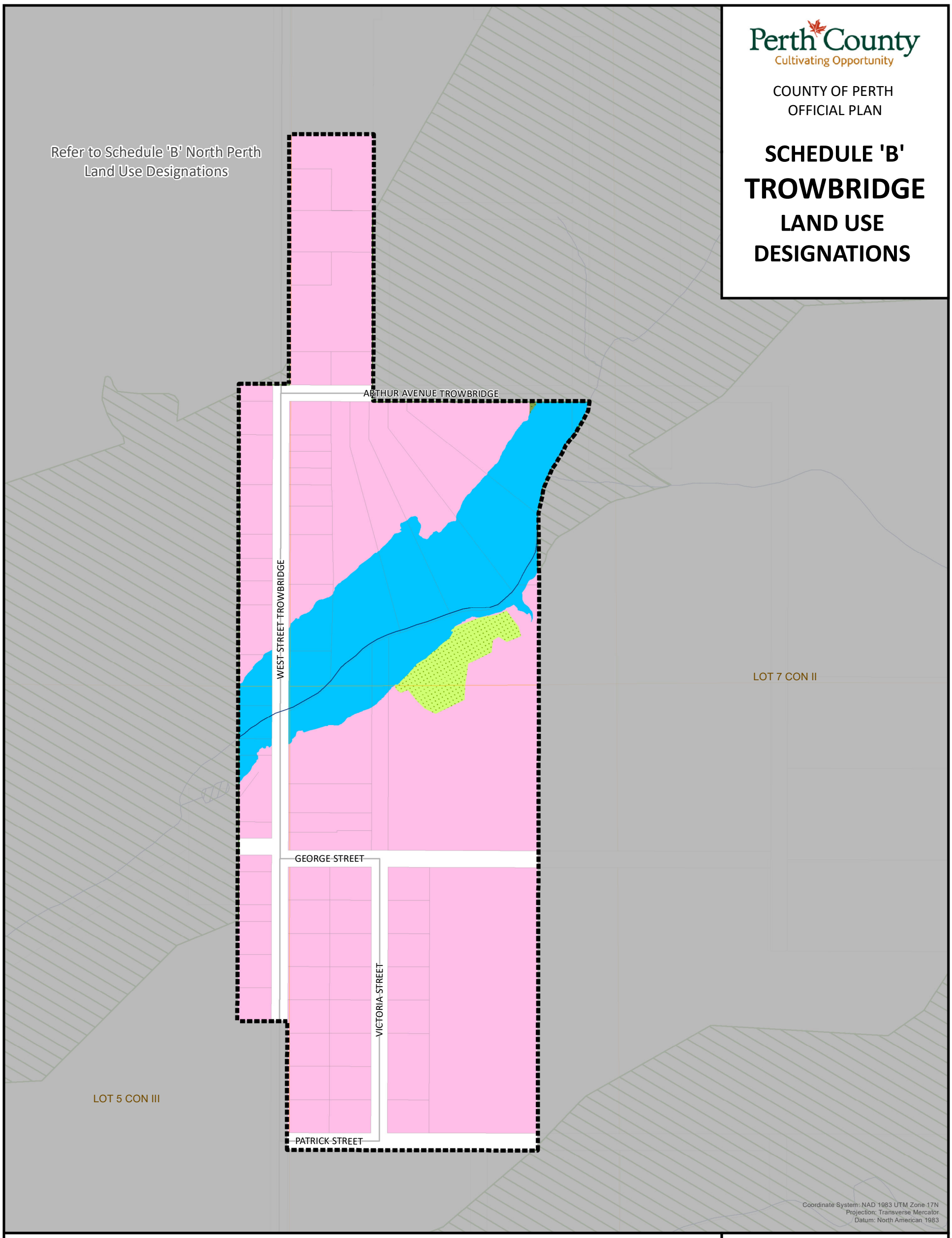
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Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
TROWBRIDGE
LAND USE DESIGNATIONS



LEGEND

Land Use Designations

- Open Space
- Village
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- Local Road
- Watercourse
- Settlement Area Boundary
- Waterbody
- Parcels
- Lots and Concessions

0 50 100 150 m

Scale 1:4,500
1 cm = 45 m

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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
WARTBURG
LAND USE DESIGNATIONS

LOT 21
CON VII

LOT 20
CON VII

Refer to Schedule 'B'
Perth East Land
Use Designations

LINE 42

135

MEADOWVIEW DRIVE

NUHN DRIVE

LOT 21 CON VI

LOT 20 CON VI

LOT 19 CON VI

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designation

- Village
- Floodplain
- Natural Heritage Features Overlay

Additional Features

- County Road
- Local Road
- Watercourse
- Settlement Area Boundary
- Parcels
- Lots and Concessions

0 40 80 120 m

Scale 1:4,000
1 cm = 40 m

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Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'B'
WEST PERTH
LAND USE
DESIGNATIONS

Detailed Maps
5 - Monkton
15 - Dublin
16 - Mitchell
17 - Staffa

Refer to Schedule 'B' North Perth Land Use Designations

County of Huron

Refer to Schedule 'B' Perth East Land Use Designations

Refer to Schedule 'B' Perth South Land Use Designations

County of Huron

Town of St. Marys

PERTH LINE 55
PERTH LINE 44
PERTH LINE 24
PERTH LINE 20
LINE 34 (HWY 8)
ROAD 164 (HWY 23)
PERTH ROAD 180
PERTH ROAD 163
NORTH OF THAMES ROAD
CONCESSION EAST OF THE MITCHELL ROAD
CONCESSION WEST OF THE MITCHELL ROAD

Brodhagen
Bornholm
St. Columban
Cromarty
Russeldale
Fullarton
Carlingford

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Land Use Designations

- Agriculture
- Hamlet
- Mineral Aggregate
- Open Space
- Recreation
- Natural Heritage
- Open Landfill
- Rural Cluster
- Natural Heritage Features Overlay

Additional Features

- Provincial Highway
- County Road
- Railway/ Right of Way
- Former Railway Line
- Watercourse
- Refer to Detailed Maps
- Waterbody
- Closed Landfill
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

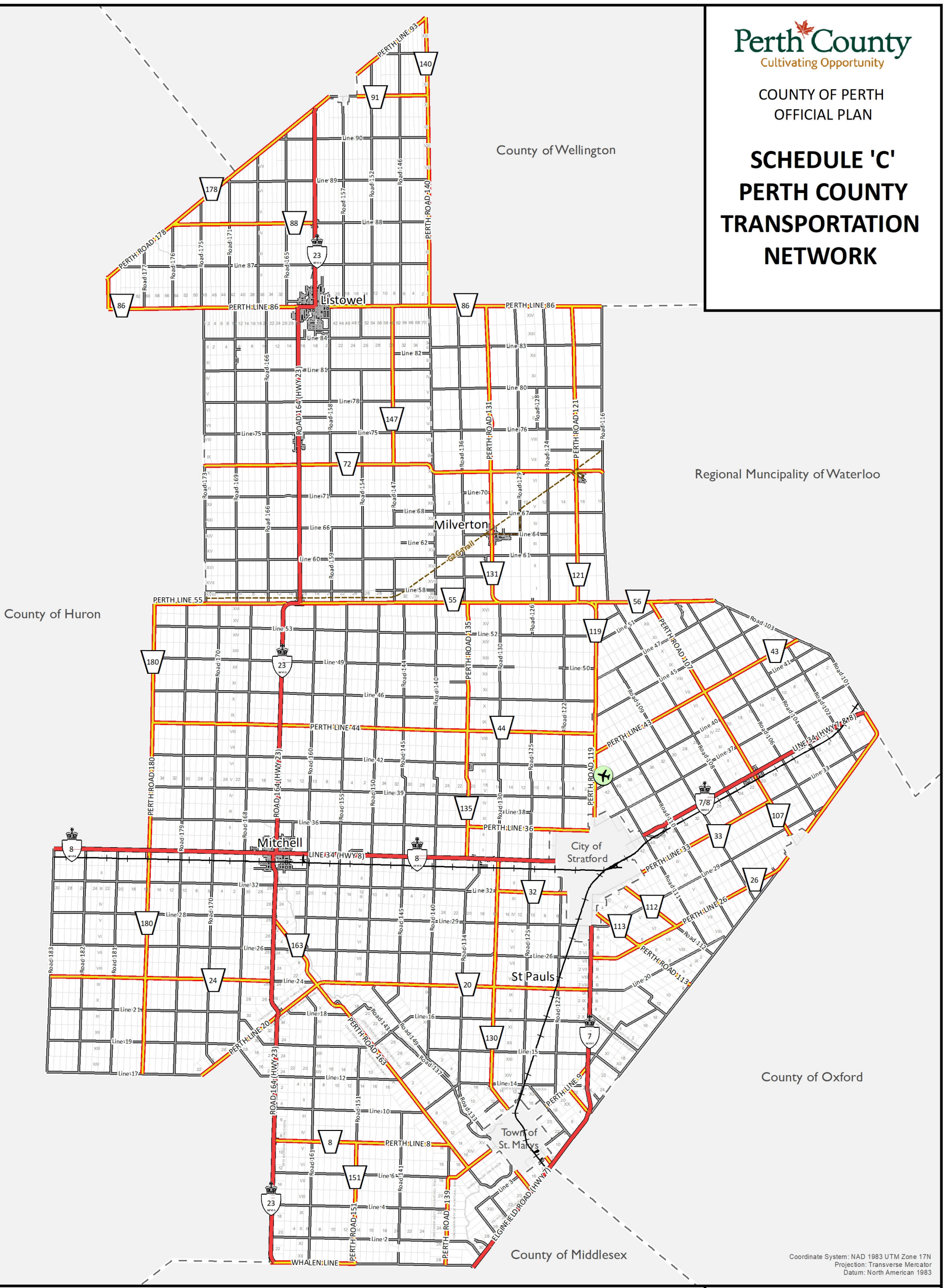
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'C'
PERTH COUNTY
TRANSPORTATION
NETWORK



LEGEND

Road Network

- Provincial Highway
- County Road
- Local Road

Air and Rail Network

- Municipal Airport

Ontario Railway Network

- Goderich-Exeter Railway
- Former Railway Line

Additional Features

- Lots and Concessions
- Municipal Boundary

0 2.5 5 7.5 km

Scale 1:250,000
1 cm = 3 km

Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

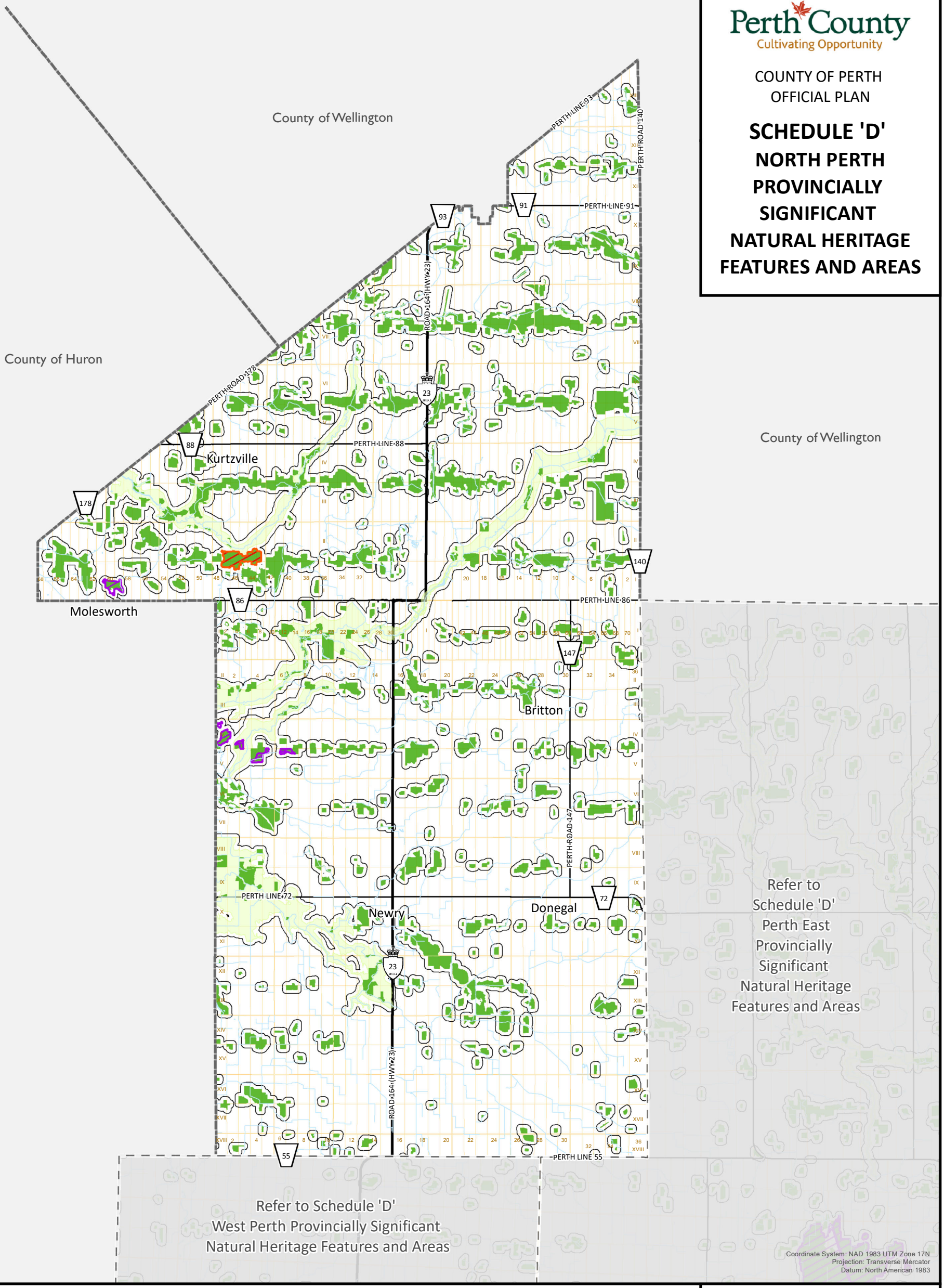
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'D'
NORTH PERTH
PROVINCIALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



LEGEND

Provincially Significant Features and Areas

- Wetlands
- Woodlands
- Valleylands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

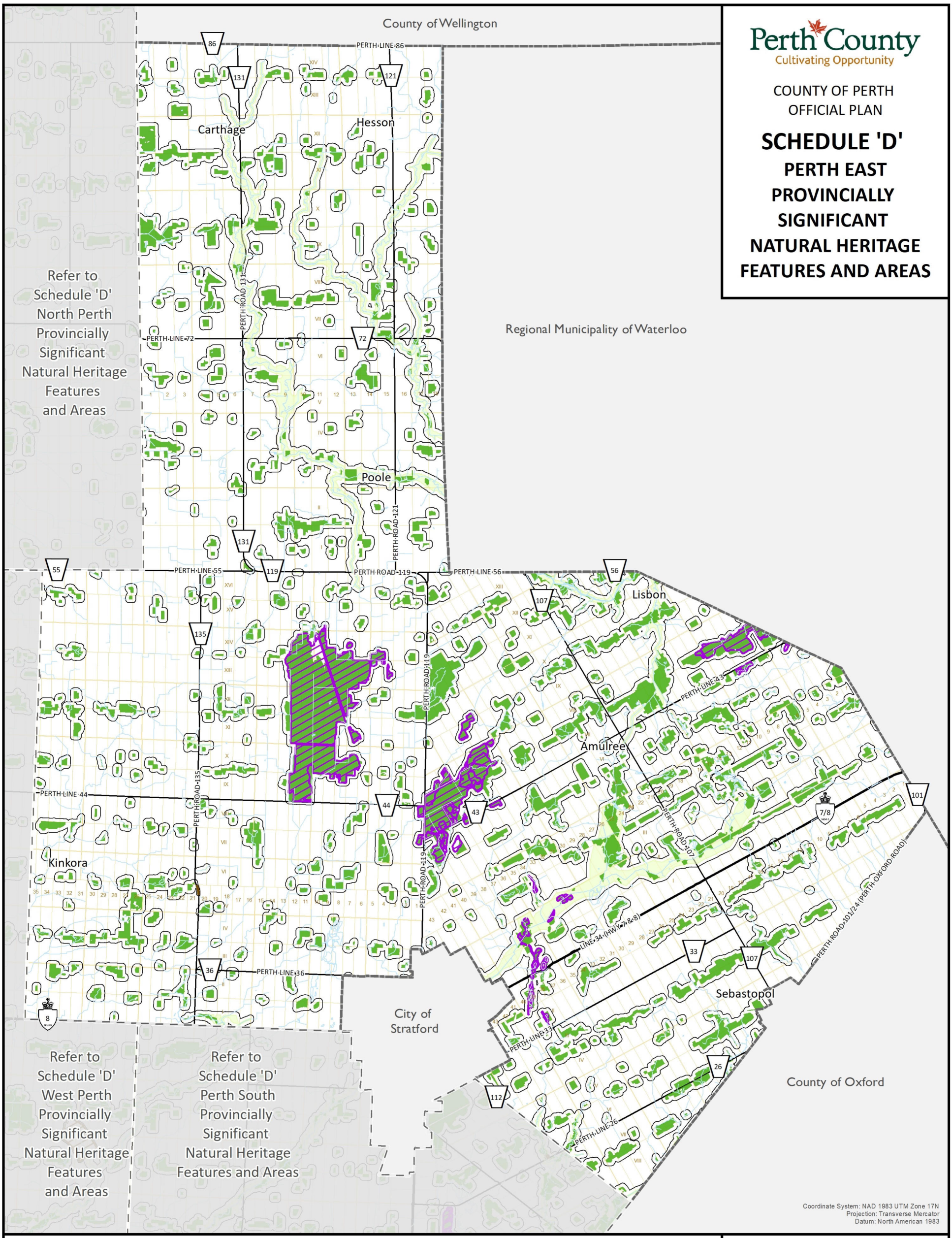
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'D'
PERTH EAST
PROVINCIALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



LEGEND

Provincially Significant Features and Areas

- Wetlands
- Woodlands
- Valleylands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

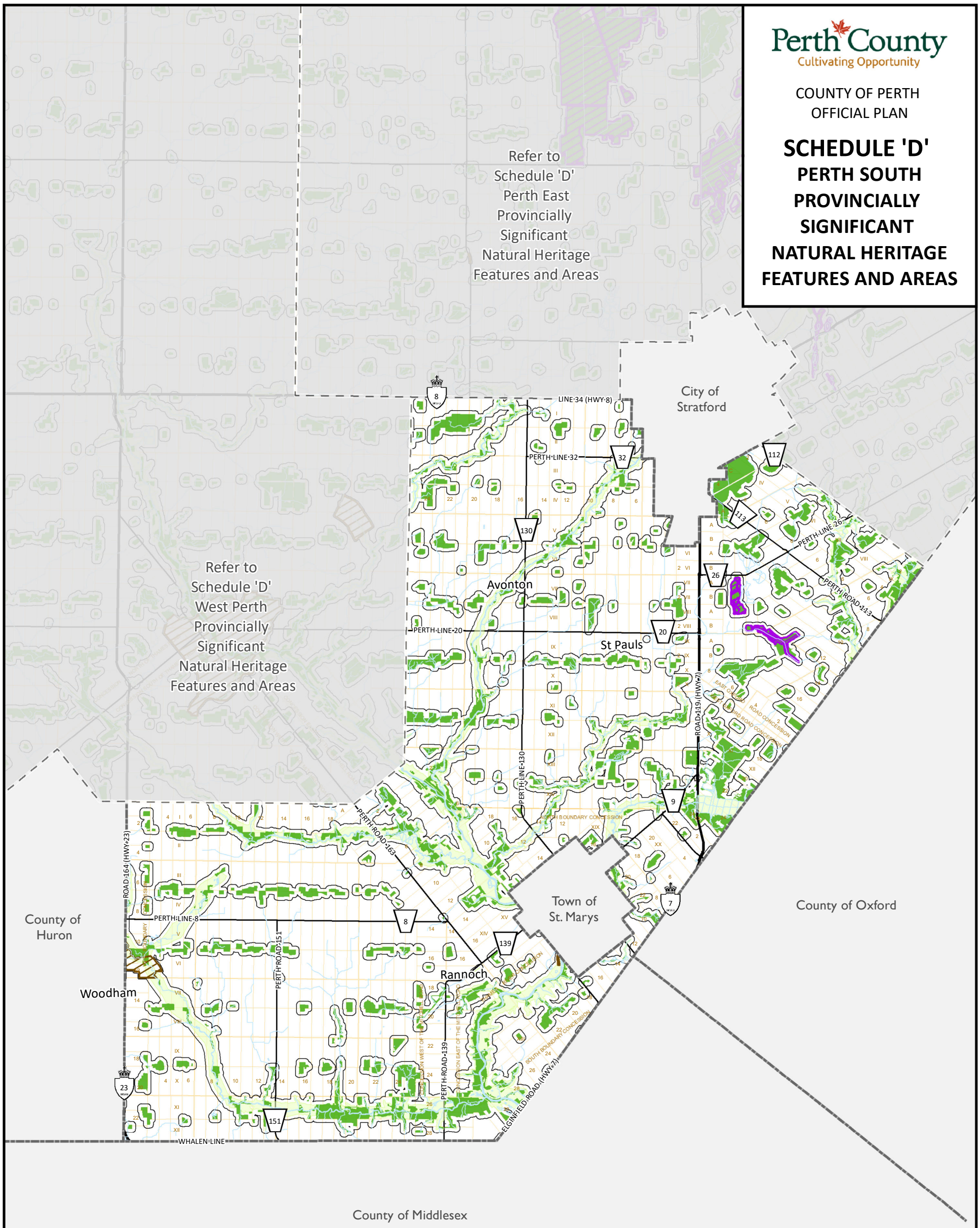
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COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'D'
PERTH SOUTH PROVINCIALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Provincially Significant Features and Areas

- Wetlands
- Woodlands
- Valleylands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

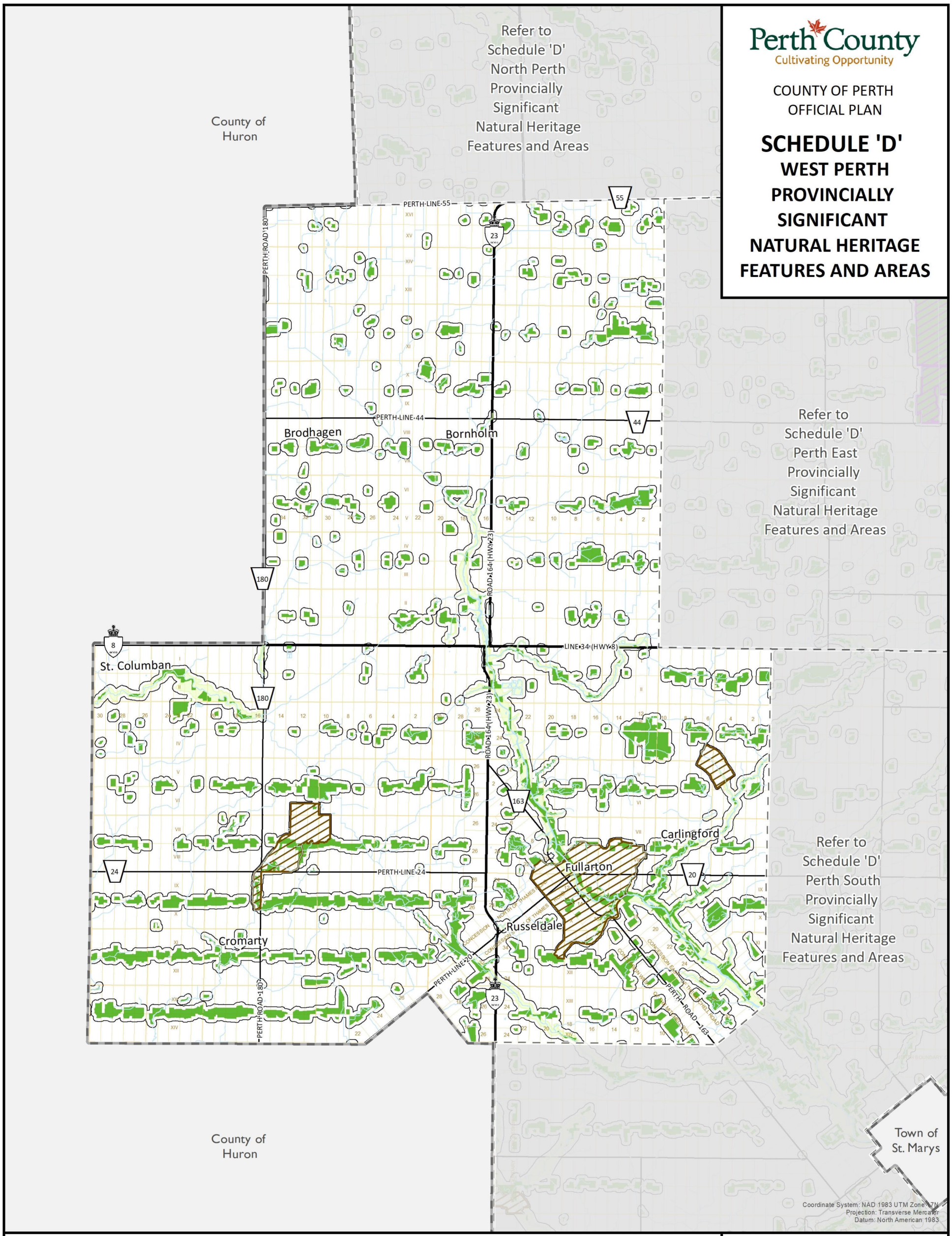
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Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'D'
WEST PERTH PROVINCIALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



LEGEND

Provincially Significant Features and Areas

- Wetlands
- Woodlands
- Valleylands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

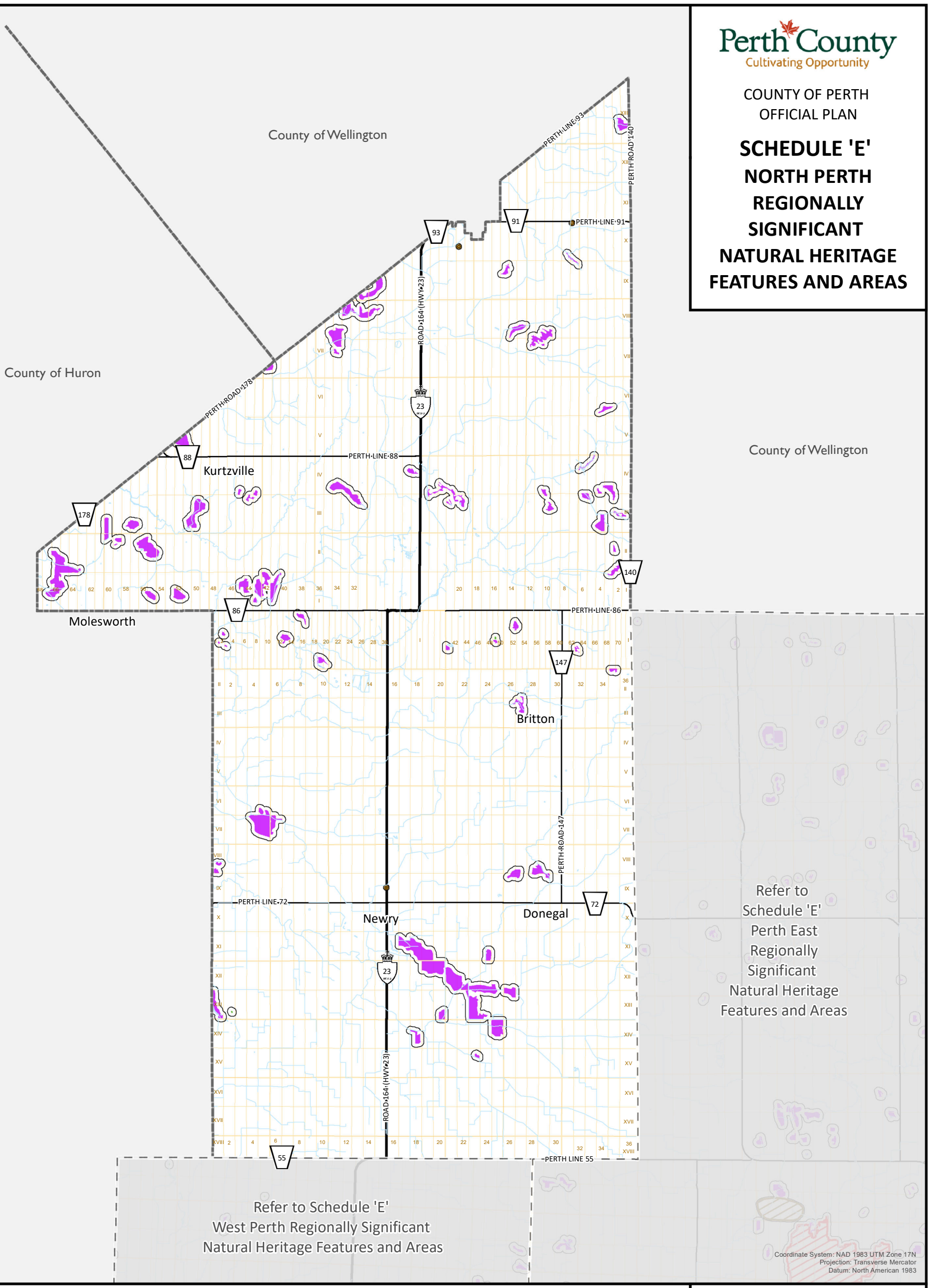
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Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'E'
NORTH PERTH REGIONALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



LEGEND

Regionally Significant Features and Areas

- Wetlands
- Woodlands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

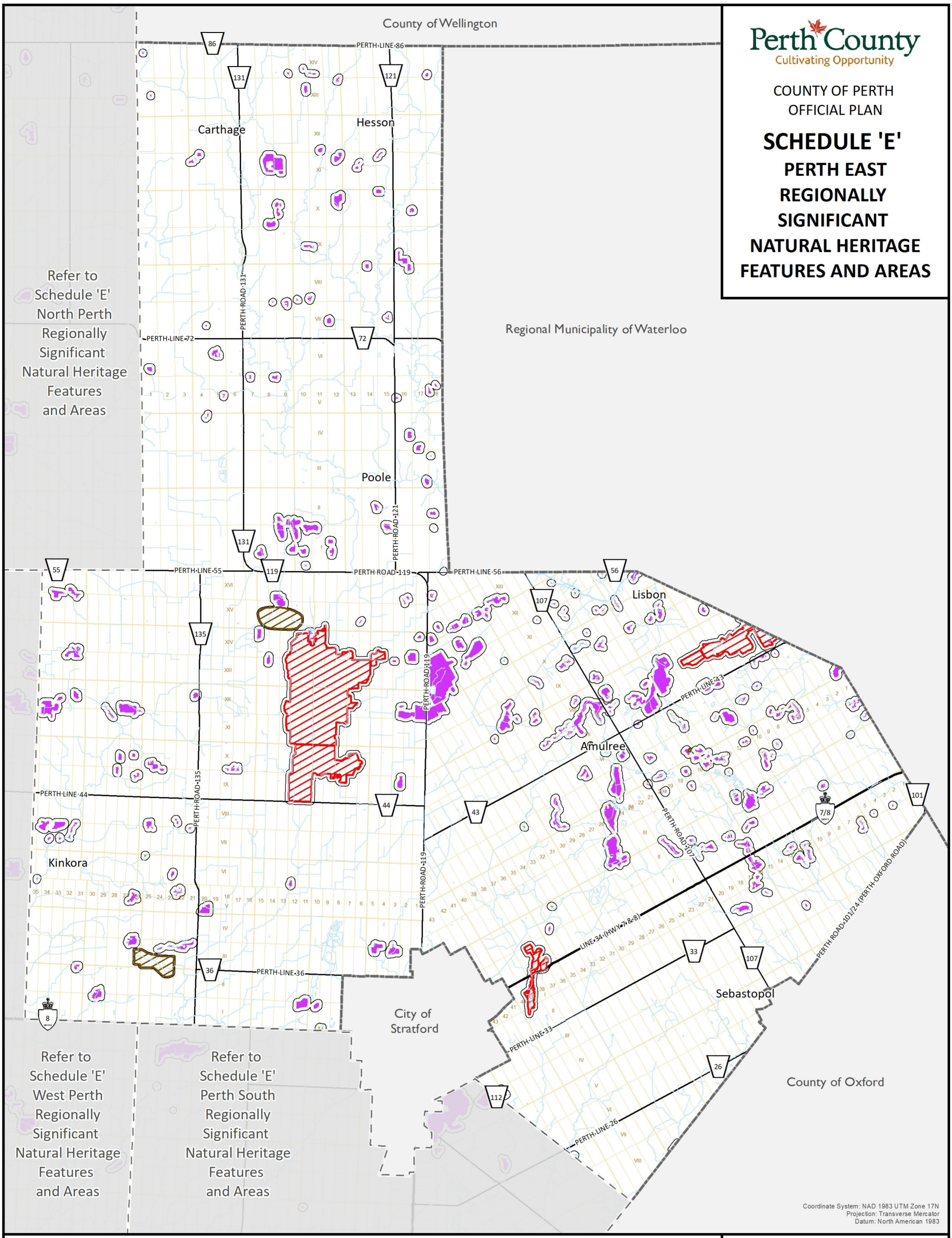
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Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'E'
PERTH EAST REGIONALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Regionally Significant Features and Areas

- Wetlands
- Woodlands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

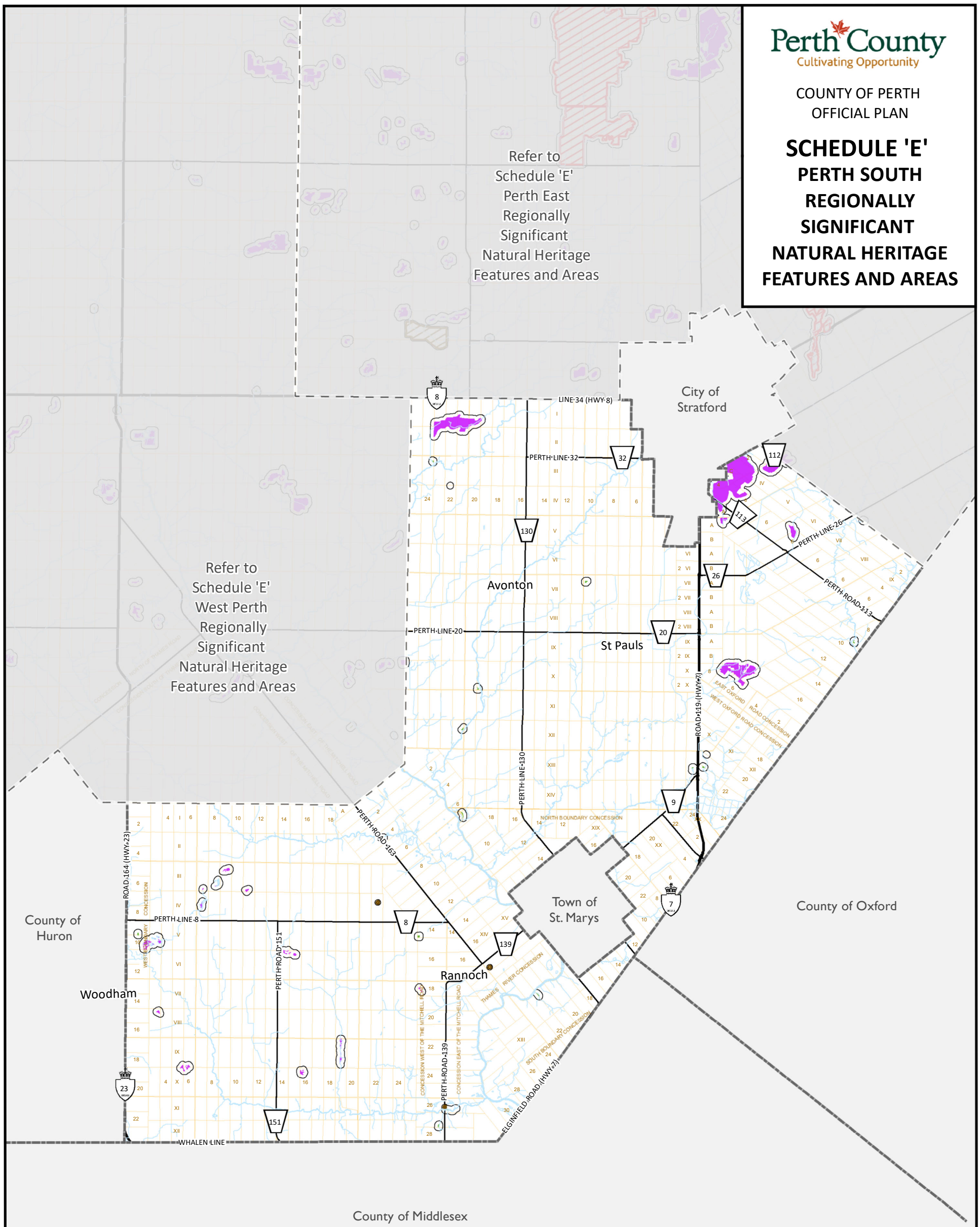
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Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'E'
PERTH SOUTH REGIONALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



Coordinate System: NAD 1983 UTM Zone 17N
Projection: Transverse Mercator
Datum: North American 1983

LEGEND

Regionally Significant Features and Areas

- Wetlands
- Woodlands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
1 cm = 1 km

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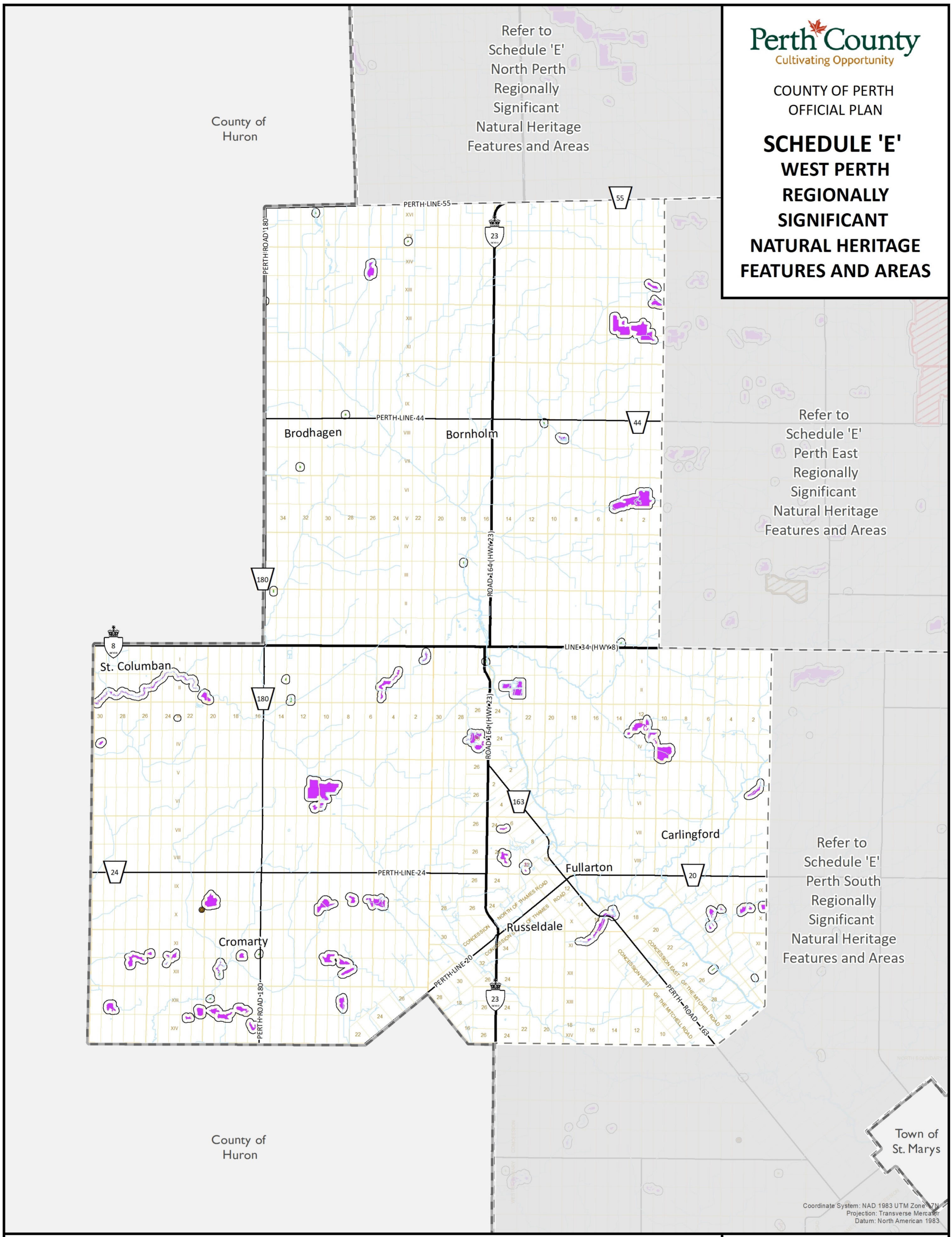
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Export Date: 2025-07-07

Perth County
Cultivating Opportunity

COUNTY OF PERTH
OFFICIAL PLAN

SCHEDULE 'E'
WEST PERTH REGIONALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS



LEGEND

Regionally Significant Features and Areas

- Wetlands
- Woodlands
- ANSI Life Science
- ANSI Earth Science
- Adjacent Lands

Additional Features

- Provincial Highway
- County Road
- Watercourse
- Waterbody
- Lots and Concessions
- Municipal Boundary

0 1.5 3 4.5 km

Scale 1:135,000
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SCHEDULE 'E' WEST PERTH REGIONALLY SIGNIFICANT NATURAL HERITAGE FEATURES AND AREAS

Export Date: 2025-07-07

COUNCIL REPORT

From: Matt Ropp, Manager of Operations
Date: Monday, October-06-25
Subject: Wallace Avenue North and McDonald Street West – Intersection Improvements

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Background:

As the Municipality of North Perth continues to grow, traffic movements are monitored to identify inefficiencies in the broader transportation system. The Transportation Master Plan identified the intersection of Wallace Avenue North and McDonald Street West in Listowel as a poor performing intersection.

Comments:

The Transportation Master Plan indicates that operations are forecast to deteriorate more significantly at four intersections – Wallace Avenue and Main Street, Wallace Avenue and Elizabeth Street, Wallace Avenue and Elma Street, and Wallace Avenue and McDonald Street – assuming no change in traffic patterns, or modifications to signal timing at these locations.

McDonald Street West from Wallace Avenue North to Barber Avenue North is identified in the 2025 version of the 10-year capital forecast for a full road reconstruction in 2027. As part of this project intersection improvements related to growth are recommended for the Wallace Avenue and McDonald Street intersection.

McDonald Street West and East are currently offset by approximately 30 meters. Aligning offset intersections provides benefits by allowing for pedestrian crossings, reducing conflict points, improving driver sight distance, enhancing intersection safety, and enabling better traffic flow. To align McDonald Street property acquisition would be required. The municipality has been conducting voluntary negotiations with the owner of 925 Wallace Avenue North (Figure 1). As part of the negotiations a third-party appraisal was provided to the owner and an offer for purchase was made by the municipality. Unfortunately, over the last several months the owner and municipality have not been able to come to a voluntary agreement.



Figure 1

Financial Implications:

As part of the 2026 budget process, a provision will be incorporated into the capital program to fund the acquisition of the subject lands.

The Municipality's 2024 Development Charges Study identified $500,000 as growth-related funding to support this acquisition. This amount is not expected to fully offset the associated costs; the remainder will be funded from the Municipality's General Asset Management reserve fund.

The broader intersection improvements are already included in the Municipality's 10-year capital forecast. This financial commitment relates specifically to the land acquisition component required to facilitate the alignment of McDonald Street.

Recommendation:

THAT:

1. The Council of the Municipality of North Perth in its role as expropriating authority approve an application for approval to expropriate a fee simple interest in that portion of the land municipally known as 925 Wallace Avenue North, Listowel, as

shown on Figure 1 to this report (the “Land”), for the purpose of regularizing the Wallace Avenue and McDonald Street intersection.
2. The Clerk be authorized to execute the Application for Approval to Expropriate Land and Notice of Application for Approval to Expropriate Land (the “Notice”) and to serve and publish the Notice, as required under the *Expropriations Act* (the “*Act*”);
3. The Clerk be authorized to forward to the Chief Inquiry Officer any requests for an inquiry (hearing of necessity) that are received;
4. The solicitor for the Municipality be authorized to represent the Municipality, as necessary, at any inquiry held under the *Act;*
5. Council, in its role as approving authority, hereby approve the expropriation of the Land provided there is no Hearing of Necessity requested and not withdrawn in accordance with the *Act;*
6. That the Clerk, in consultation with the municipal solicitor, be authorized to register a plan of expropriation and execute and serve any notices required under the *Act;*
7. That staff continue to seek to negotiate an agreement of purchase and sale for the Lands concurrently with the expropriation until an expropriation plan has been registered; and
8. That staff and the municipal solicitor be authorized to take all steps reasonably required to implement the above recommendations.

Reference Material Attached:

Click here to enter text.

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality’s approved Vision, Mission, and Strategic Plan.

Report Prepared by: Matt Ropp, Manager of Operations

Reviewed by: Kriss Snell, CAO
Wednesday, October-01-25

Matt Ropp, Manager of Operations

COUNCIL REPORT

From: Matt Ropp, Manager of Operations; Samantha French, Procurement
Date: Monday, October-06-25
Subject: Award of Request for Tender NP-3263-25T Maintenance Gravel Granular 'M'

Background:

The Municipality of North Perth ('Municipality') solicited Tenders from qualified experienced proponents (Contractor) for the supply and application of Maintenance Gravel Granular 'M" for road maintenance within the Municipality for 2026 and 2027.

The RFT closed on Wednesday, September 24, 2025, with the following submissions being received:

Vendor	City/Province	Total Bid Submission
McKenzie Henderson	Forest, ontario	$1,947,700.00
Donegan's Haulage (2010) Ltd.	Listowel, Ontario	$2,025,000.00

Comments:

Work under the contract is for the 2026 and 2027 season and expected to begin in May of each year and be completed in October of each year. The services include the delivery of maintenance gravel to the various roadways in the municipality. Gravel is applied to roadways on a two-year rotation. The quantity of gravel and application rate remains unchanged from the previous tender.

Operations & Procurement staff reviewed bids and found no issues or discrepancies and confirms recommendation to award to the low compliant bidder.

Financial Implications: (*Include amounts and funding source)*

These costs will be accounted for in the department's yearly Operational Budget(s) under G/L 01-3263-0000-63200 Roads – Gravel Maintenance – R & M Contracted Services.

Total cost for the 2-year contract is broken down as follows:

- 2026 Bid Amount: $941,825.00
- 2027 Bid Amount: $1,005,875.00

The total increase from the previous tender is 3.73%. Lowest compliant bid is within estimated operational budget.

Recommendation:

THAT: The Council of the Municipality of North Perth Award Tender **NP-3263-25T Maintenance Gravel Granular 'M'** to vendor **McKenzie Henderson,** of Forest, ON in the amount of **$1,947,700.00, excluding HST** for 2026 and 2027 seasons.

Reference Material Attached:

N/A

Corporate Strategic Plan:

The information and responses provided in this report are consistent with and in keeping with the Municipality's approved Vision, Mission, and Strategic Plan.

Report Prepared by: Matt Ropp, Manager of Operations; Samantha French, Procurement

Reviewed by: Matt Ropp, Manager of Operations
Kriss Snell, CAO
Monday, September-29-25

Matt Ropp, Manager of Operations; Samantha French, Procurement

Date: September 29, 2025
North Perth Municipal Council
Re: Listowel's Deck the Halls

To the Mayor and Members of the North Perth Council:

The Listowel BIA is excited to host the **Listowel Deck the Halls** holiday event on **Friday, November 14, from 3:00 pm - 8:00 pm** at the municipal parking lot located beside Ward & Uptigrove.

This date is specifically chosen to coincide with the **Christmas Open House events** being hosted by numerous businesses downtown that week. Our goal is to leverage the Deck the Halls event to draw a larger crowd to the core, maximizing foot traffic and attracting attention to our lovely storefronts during this important shopping period.

Parking Lot Closure Request

We respectfully request permission from Council to close a portion of this municipal parking lot, as outlined in the attached map. The closure would begin early on **Friday, November 14, between 6 am and 8 am**, and extend through **Friday, November 14, until 9 pm**. *(Note: This allows for an hour of cleanup/teardown after the event ends at 8 pm).*

The Deck the Halls event aims to draw visitors to Listowel, enhance foot traffic, and promote downtown businesses participating in the event. The event will feature food trucks, live music, an outdoor vendor market, and horse-drawn carriage rides.

Noise By-law Exemption Request

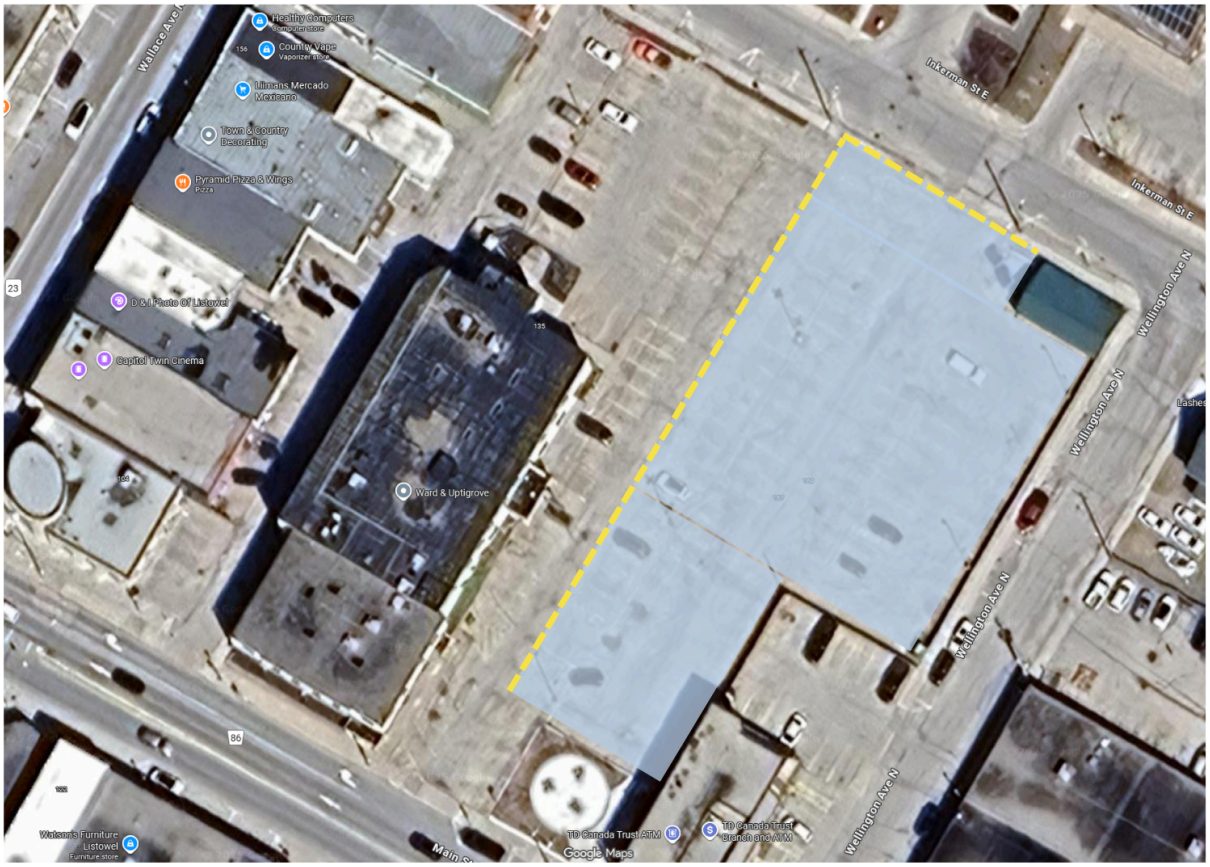
We are also requesting an exemption from Noise By-law 32-AD-2001 to accommodate **live music** between **3:00 pm and 8:00 pm on Friday, November 14**.

Thank you for your time, consideration, and support in helping us bring this festive community event to life.

Sincerely,

Nicholas Manglal-Ian
Listowel BIA Coordinator
Listowel BIA
519-444-8233
nmanglallan@northperth.ca

Date: September 29, 2025
North Perth Municipal Council
Re: Listowel's Deck the Halls



SPACE INTENDED FOR EVENT LAYOUT, WHICH TENTATIVELY INCLUDE HORSE DRAWN CARRIAGES, SPORT ACTIVITIES, CHRISTMAS CAROLERS, COMMUNITY PARTNER TENT SETUP, FOOD, PICNIC TABLES, PORTA-POTTIES AND HANDWASHING STATION, AND LIVE MUSIC

BARRICADES

LOCATION: MUNICIPAL PARKING LOT, WARD & UPTIGROVE

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 93-2025

BEING A BY-LAW TO AUTHORIZE THE SIGNING OF PARKING LOT WINTER MAINTENANCE AGREEMENT

WHEREAS the Council of the Municipality of North Perth is desirous of entering into a Renewal Agreement with Listowel Town Centre Holdings Ltd. to provide winter maintenance service.

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. The Mayor and Clerk of the Municipality of North Perth are hereby authorized to execute an Agreement between the Municipality North Perth and Listowel Town Centre Holdings Ltd. as set out in Schedule “A” attached hereto and forming part of this by-law.

2. This By-law shall come into force and takes effect on the date of its passing.

PASSED this 6th day of October, 2025.

MAYOR TODD KASENBERG

ACTING CLERK SARAH CARTER

THIS PARKING LOT WINTER MAINTENANCE AGREEMENT is made this ____ day of _____, 2025 (the "**Agreement**"),

BETWEEN:

LISTOWEL TOWN CENTRE HOLDINGS LTD.
("**Owner**");

-and-

THE MUNICIPALITY OF NORTH PERTH
("**North Perth**")

WHEREAS the Owner owns part of the property legally described as LOT 29 & PT LOT 30 S/S INKERMAN ST, PLAN 149 ; LOT 23 & PT LT 24 N/S MAIN ST PLAN 149 ; PT LOTS 7, 8 & 9, PLAN 194 , PT LOTS 7, 8 & 9, PLAN 194 (SUBDIVISION OF LOT 21 & 22 NORTH SIDE MAIN STREET & 27 & 28 S/S INKERMAN ST, PLAN 149) ; BEING PT 1,2 & 3, 44R1306 ; S/T ESMT OVER PART 1, 44R-3533 AS IN LT295; SAVE & EXCEPT PT 1 44R-5041; MUNICIPALITY OF NORTH PERTH; being part of PIN 53017-0073 (LT); LRO #44, as highlighted in green and identified as "P-1" in Schedule "A" attached to this Agreement (the "**Private Parking Lot**");

AND WHEREAS North Perth owns and operates the public parking lot located at Inkerman Street East and Wellington Avenue North legally described as PT LOT 24 NORTH SIDE MAIN ST, PL149 & PT LOT 30 S/S INKERMAN ST, PLAN 149; BEING PT 1, 44R2362 ; LOT 16 & 31 S/S INKERMAN ST, PL149; PT LOT 30 S/S INKERMAN ST, PL149; LOT 25 NORTH SIDE MAIN ST, PL149; ; PT LOT 24 & 65 N/S MAIN ST , PLAN 149 , AS IN R178501 ; NORTH PERTH; being all of PIN 53017-0050 (LT); LRO #44, as highlighted in blue and identified as "NP-LOT" in Schedule "A" attached to this Agreement ("**Public Parking Lot**");

AND WHEREAS the Private Parking Lot is adjacent to the Public Parking Lot;

AND WHERES the Owner wishes to enter into an agreement whereby North Perth will provide winter maintenance for the Private Parking Lot in connection with it carrying out its own maintenance obligations in respect of the Public Parking Lot;

AND WHEREAS North Perth is agreeable with providing such winter maintenance services for the Private Parking Lot in accordance with the terms and conditions set out herein;

NOW THEREFORE in consideration of these presents and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant, acknowledge, understand and agree as follows:

1. SERVICES

a. North Perth will provide winter maintenance services in respect of the Private Parking Lot ("**Services**"). For clarity, North Perth will not be providing any Services in respect of the sidewalks located in or around the Private Parking Lot, and the Services shall only include snow plowing, snow removal, sanding, and/or salting in respect of the Private Parking Lot.

b. The Services shall be carried out by North Perth in accordance with any municipal standards for winter parking lot maintenance applicable to the Private Parking Lot from time to time.

c. For clarity, the Owner shall be solely responsible for any repair(s), maintenance, or improvement(s) of/to the Private Parking Lot not specifically set out herein, such as any resurfacing or drainage of the Private Parking Lot.

d. For the avoidance of doubt, the Owner hereby grants North Perth and its employees. contractors, and agents, the right to enter the Private Parking Lot to carry out its obligations under this Agreement.

2. TERM AND TERMINATION

a. The term of the Agreement shall be five (5) years, commencing on September 1, 2025 (the "**Commencement Date**") and terminating on August 31, 2030, unless terminated prior to such date in accordance with the provisions of the Agreement (the "**Term**").

b. North Perth shall be permitted terminate this Agreement:

i. for convenience, upon providing the Owner with at least six (6) months prior written notice;
ii. in the event that the Owner breaches this Agreement and fails to remediate same within ten (10) days of it receiving notice from North Perth requiring it to do so; or
iii. immediately, in the event the Owner is adjudged bankrupt, makes a general assignment for the benefit of its creditors or a receiver is appointed on account of its insolvency.

3. FEES AND PAYMENT

a. The Owner shall pay North Perth the following fees per visit plus any applicable taxes for the first year of the Term, being the 2025/2026 winter season:

i. snow plowing at $30.00 CAD per visit.
ii. sanding and/or salting at $13.00 CAD per visit.
iii. snow lifting at $804.00 CAD per visit.
iv. an annual standby fee at $531.00 CAD.
v. a one-time fee of $250.00 CAD for legal consulting fees.
vi. a 7% administration fee will be applied to every invoice issued.

b. For every subsequent year of the Term, an annual inflation rate of 2% will be applied to the previous year's winter season rates. North Perth shall issue an invoice to the Owner prior to May 31st of each year, setting out the fee to be paid by the Owner to North Perth for the Services to be provided during the following winter season.

c. The fees set out in any invoice issued by North Perth in accordance with this Agreement shall be:

i. based upon commercially reasonable rates for winter maintenance of parking lots in the Municipality of North Perth; and
ii. paid by the Owner to North Perth, plus any applicable taxes, within thirty (30) days of the applicable invoice date.

4. LIABILITY, RELEASE, AND INDEMNIFICATION

a. The Owner shall be responsible and liable for the actions and vehicles of its tenants, employees, contractors, agents, and invitees ("**Permittees'**) who enter onto and/or use the Private Parking Lot. The Owner and its Permittees shall use the Private Parking Lot wholly at their own risk. Except to the extent caused by the gross negligence of North Perth or those for whom North Perth is responsible at law, North Perth will not be liable for any loss, injury or damage caused to the Private Parking Lot, persons using the Private Parking Lot or to vehicles or their contents or any other property.

b. Except to the extent caused by the gross negligence of North Perth, or those for whom North Perth is legally responsible, Owner hereby releases and covenants to protect, defend and hold harmless North Perth and its employees, contractors, agents, volunteers, and representatives from and against all claims, demands, causes of action, damages, losses, liabilities, costs and expenses (including reasonable legal fees and disbursements) howsoever resulting, including, without limitation, claims by any party for injuries or death to persons and/or damage to property, that arise directly or indirectly from the Services or this Agreement, or are otherwise caused or contributed by, the use of the Private Parking Lot by the Owner or its Permittees or those for whom the Owner is responsible in law.

5. INSURANCE

a. The Owner shall maintain commercial general liability insurance of not less than Five Million Canadian Dollars ($5,000,000.00 CAD) per occurrence, insuring against bodily injury, personal injury, and property damage. The Owner shall provide North Perth with proof of such insurance reasonably satisfactory to North Perth within ten (10) days of request.

6. ASSIGNMENT

a. The Owner shall not assign this Agreement or lease or sublet the whole or any part of the Private Parking Lot without first obtaining the consent of North Perth in writing, which consent may be withheld. Owner shall also immediately notify North Perth in the event that it enters into any agreement to sell the Private Parking Lot.

7. NOTICES

a. All notices that may be or are required to be given pursuant to this Agreement shall be in writing and must be given by personal delivery, by e-mail, or by mail, and if given by mail shall be deemed sufficiently given if sent by registered mail.

b. Any notice shall be deemed to have been given when personally delivered, on confirmation following receipt of e-mail transmission, or five (5) business days following receipt for delivery by mail to the addresses listed below.

c. Any written notice required by this Agreement shall be addressed:

i. in the case of North Perth,

The Municipality of North Perth
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3
Attention: Matt Ropp, Manager of Operations
Email: mropp@northperth.ca

ii. in the case of the Owner,

Listowel Town Centre Holdings Ltd.
_____
_____
_____

Attention: _____
Email: _____

8. GENERAL

a. The parties hereto agree that this Agreement, including the Schedule attached hereto, is a comprehensive statement of the terms to which the parties hereto have agreed to be bound, and there are no representations or undertakings between the parties hereto outside of the terms of this Agreement.

b. This Agreement may be executed and delivered by electronic means and the parties hereto may rely on such electronic execution as though it were an original hand-written signature.

c. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument.

d. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

e. No failure or delay by either of the parties hereto in exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, nor will any single or partial exercise preclude any other or further exercise of any right, power or privilege hereunder.

f. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, but only to the extent of such invalidity or unenforceability.

g. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date hereof.

THE MUNICIPALITY OF NORTH PERTH

_____
Todd Kasenberg
Mayor

_____
Sarah Carter
Acting Clerk

We have authority to bind the corporation

LISTOWEL TOWN CENTRE HOLDINGS LTD.

_____
Name:
Title:

_____
Name:
Title:

I/We have authority to bind the corporation

SCHEDULE "A"


P-2
P-1
NP-LOT
WALLACE AVENUE NORTH
INKERMAN STREET EAST
WELLINGTON AVENUE NORTH
MAIN STREET EAST
188
170174
162
156
150154
148
144
140142
136
132
128
120
104
102
120122
133
145
169167
196
185
202
212
238240
201226

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 94-2025

BEING A BY-LAW TO AUTHORIZE THE SIGNING OF PARKING LOT WINTER MAINTENANCE AGREEMENT

WHEREAS the Council of the Municipality of North Perth is desirous of entering into a Renewal Agreement with 2360171 Ontario Limited to provide winter maintenance service.

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. The Mayor and Clerk of the Municipality of North Perth are hereby authorized to execute an Agreement between the Municipality North Perth and 2360171 Ontario Limited as set out in Schedule “A” attached hereto and forming part of this by-law.

2. This By-law shall come into force and takes effect on the date of its passing.

PASSED this 6th day of October, 2025.

_____

MAYOR TODD KASENBERG

_____

ACTING CLERK SARAH CARTER

THIS PARKING LOT WINTER MAINTENANCE AGREEMENT is made this ____ day of _____, 2025 (the "**Agreement**"),

BETWEEN:

2360171 ONTARIO LIMITED
("**Owner**");

-and-

THE MUNICIPALITY OF NORTH PERTH
("**North Perth**")

WHEREAS the Owner owns the property legally described as PT LOT 29 & PT LOT 30 S/S INKERMAN ST, PLAN 149; BEING PT 1, 44R5041; MUNICIPALITY OF NORTH PERTH; being all of PIN 53017-0072 (LT); LRO #44, as highlighted in red and identified as "P-2" in Schedule "A" attached to this Agreement (the "**Private Parking Lot**");

AND WHEREAS North Perth owns and operates the public parking lot located at Inkerman Street East and Wellington Avenue North legally described as PT LOT 24 NORTH SIDE MAIN ST, PL149 & PT LOT 30 S/S INKERMAN ST, PLAN 149; BEING PT 1, 44R2362 ; LOT 16 & 31 S/S INKERMAN ST, PL149; PT LOT 30 S/S INKERMAN ST, PL149; LOT 25 NORTH SIDE MAIN ST, PL149; ; PT LOT 24 & 65 N/S MAIN ST , PLAN 149 , AS IN R178501 ; NORTH PERTH; being all of PIN 53017-0050 (LT); LRO #44, as highlighted in blue and identified as "NP-LOT" in Schedule "A" attached to this Agreement ("**Public Parking Lot**");

AND WHEREAS the Private Parking Lot is adjacent to the Public Parking Lot;

AND WHERES the Owner wishes to enter into an agreement whereby North Perth will provide winter maintenance for the Private Parking Lot in connection with it carrying out its own maintenance obligations in respect of the Public Parking Lot;

AND WHEREAS North Perth is agreeable with providing such winter maintenance services for the Private Parking Lot in accordance with the terms and conditions set out herein;

NOW THEREFORE in consideration of these presents and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant, acknowledge, understand and agree as follows:

1. SERVICES

a. North Perth will provide winter maintenance services in respect of the Private Parking Lot ("**Services**"). For clarity, North Perth will not be providing any Services in respect of the sidewalks located in or around the Private Parking Lot, and the Services shall only include snow plowing, snow removal, sanding, and/or salting in respect of the Private Parking Lot.

b. The Services shall be carried out by North Perth in accordance with any municipal standards for winter parking lot maintenance applicable to the Private Parking Lot from time to time.

c. For clarity, the Owner shall be solely responsible for any repair(s), maintenance, or improvement(s) of/to the Private Parking Lot not specifically set out herein, such as any resurfacing or drainage of the Private Parking Lot.

d. For the avoidance of doubt, the Owner hereby grants North Perth and its employees. contractors, and agents, the right to enter the Private Parking Lot to carry out its obligations under this Agreement.

2. TERM AND TERMINATION

a. The term of the Agreement shall be five (5) years, commencing on September 1, 2025 (the "**Commencement Date**") and terminating on August 31, 2030, unless terminated prior to such date in accordance with the provisions of the Agreement (the "**Term**").

b. North Perth shall be permitted to terminate this Agreement:

i. for convenience, upon providing the Owner with at least six (6) months prior written notice;
ii. in the event that the Owner breaches this Agreement and fails to remediate same within ten (10) days of it receiving notice from North Perth requiring it to do so; or
iii. immediately, in the event the Owner is adjudged bankrupt, makes a general assignment for the benefit of its creditors or a receiver is appointed on account of its insolvency.

3. FEES AND PAYMENT

a. The Owner shall pay North Perth the following fees per visit plus any applicable taxes for the first year of the Term, being the 2025/2026 winter season:

i. snow plowing at $56.00 CAD per visit.
ii. sanding and/or salting at $24.00 CAD per visit.
iii. snow lifting at $1,510.00 CAD per visit.
iv. an annual standby fee at $998.00 CAD.
v. a one-time fee of $750.00 CAD for legal consulting fees.
vi. a 7% administration fee will be applied to every invoice issued.

b. For every subsequent year of the Term, an annual inflation rate of 2% will be applied to the previous year's winter season rates. North Perth shall issue an invoice to the Owner prior to May 31st of each year, setting out the fee to be paid by the Owner to North Perth for the Services to be provided during the following winter season.

c. The fees set out in any invoice issued by North Perth in accordance with this Agreement shall be:

i. based upon commercially reasonable rates for winter maintenance of parking lots in the Municipality of North Perth; and
ii. paid by the Owner to North Perth, plus any applicable taxes, within thirty (30) days of the applicable invoice date.

4. LIABILITY, RELEASE, AND INDEMNIFICATION

a. The Owner shall be responsible and liable for the actions and vehicles of its tenants, employees, contractors, agents, and invitees ("**Permittees**") who enter onto and/or use the Private Parking Lot. The Owner and its Permittees shall use the Private Parking Lot wholly at their own risk. Except to the extent caused by the gross negligence of North Perth or those for whom North Perth is responsible at law, North Perth will not be liable for any loss, injury or damage caused to the Private Parking Lot, persons using the Private Parking Lot or to vehicles or their contents or any other property.

b. Except to the extent caused by the gross negligence of North Perth, or those for whom North Perth is legally responsible, Owner hereby releases and covenants to protect, defend and hold harmless North Perth and its employees, contractors, agents, volunteers, and representatives from and against all claims, demands, causes of action, damages, losses,

liabilities, costs and expenses (including reasonable legal fees and disbursements) howsoever resulting, including, without limitation, claims by any party for injuries or death to persons and/or damage to property, that arise directly or indirectly from the Services or this Agreement, or are otherwise caused or contributed by, the use of the Private Parking Lot by the Owner or its Permittees or those for whom the Owner is responsible in law.

5. INSURANCE

a. The Owner shall maintain commercial general liability insurance of not less than Five Million Canadian Dollars ($5,000,000.00 CAD) per occurrence, insuring against bodily injury, personal injury, and property damage. The Owner shall provide North Perth with proof of such insurance reasonably satisfactory to North Perth within ten (10) days of request.

6. ASSIGNMENT

a. The Owner shall not assign this Agreement or lease or sublet the whole or any part of the Private Parking Lot without first obtaining the consent of North Perth in writing, which consent may be withheld. Owner shall also immediately notify North Perth in the event that it enters into any agreement to sell the Private Parking Lot.

7. NOTICES

a. All notices that may be or are required to be given pursuant to this Agreement shall be in writing and must be given by personal delivery, by e-mail, or by mail, and if given by mail shall be deemed sufficiently given if sent by registered mail.

b. Any notice shall be deemed to have been given when personally delivered, on confirmation following receipt of e-mail transmission, or five (5) business days following receipt for delivery by mail to the addresses listed below.

c. Any written notice required by this Agreement shall be addressed:

i. in the case of North Perth,

The Municipality of North Perth
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3
Attention: Matt Ropp, Manager of Operations
Email: mropp@northperth.ca

ii. in the case of the Owner,

2360171 Ontario Limited
_____
_____
_____
Attention: _____
Email: _____

8. GENERAL

a. The parties hereto agree that this Agreement, including the Schedule attached hereto, is a comprehensive statement of the terms to which the parties hereto have agreed to be bound, and there are no representations or undertakings between the parties hereto outside of the terms of this Agreement.

b. This Agreement may be executed and delivered by electronic means and the parties hereto may rely on such electronic execution as though it were an original hand-written signature.

c. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument.

d. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

e. No failure or delay by either of the parties hereto in exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, nor will any single or partial exercise preclude any other or further exercise of any right, power or privilege hereunder.

f. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, but only to the extent of such invalidity or unenforceability.

g. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date hereof.

THE MUNICIPALITY OF NORTH PERTH

_____
Todd Kasenberg
Mayor

_____
Sarah Carter
Acting Clerk

We have authority to bind the corporation

2360171 ONTARIO LIMITED

_____
Name:
Title:

_____
Name:
Title:

I/We have authority to bind the corporation

SCHEDULE "A"


P-2
P-1
NP-LOT
WALLACE AVENUE NORTH
INKERMAN STREET EAST
WELLINGTON AVENUE NORTH
MAIN STREET EAST
188
170174
162
156
150154
148
144
140142
136
132
128
120
104
102
120122
133
145
169167
196
185
202
212
238240
201226

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 95-2025
HAROLD GOOD MUNICIPAL DRAIN

A By-law to provide for a Drainage Works in The Municipality of North Perth in the County of Perth

WHEREAS the requisite number of owners have petitioned the Council of the Municipality of North Perth in the County of Perth in accordance with the provisions of Section 78 of the Drainage Act, R.S.O. 1990, and amendments thereto, requesting that the following lands and roads be drained by a drainage works:

Lots 23 to 29, Concessions 2 and 3 Wallace Ward, in the Municipality of North Perth, in the County of Perth.

AND WHEREAS the Council of the Municipality of North Perth in the County of Perth has procured a report by GEI Consultants Canada and the Report is attached hereto as Schedule 'A' and forms part of this By-law;

AND WHEREAS the estimated total cost of constructing the drainage works in the Municipality of North Perth is $833,830.00;

AND WHEREAS $ 275,556.00 is the amount to be contributed by the Municipality for construction of the drainage works;

AND WHEREAS the Council is of the opinion that the drainage of the area is desirable;

NOW THEREFORE, the Council of the Municipality of North Perth pursuant to *The Drainage Act*, enacts as follows:

1. The report dated August, 2025 attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.

2. (a) The Municipality of North Perth may borrow on the credit of the Corporation the amount of $833,830.00, being the amount necessary for construction of the drainage works.

   (b) The Corporation may issue debentures for the amount borrowed less the total amount of:

      i) grants received under Section 85 of the Act;
      ii) commuted payments made in respect of lands and roads assessed within the Municipality;
      iii) monies paid under Subsection 61(3) of the Act;

3. A special equal annual rate sufficient to redeem the principal and interest on the debenture shall be levied upon the lands and roads as set forth in Schedule A as attached to be collected in the same manner and at the same time as other taxes are collected in each year for five (5) years after the passing of this By-law.

4. All assessments of $10.00 or less are payable within 30 days of the date of billing (as per the Municipal Drain Collection Policy).

5. This By-law comes into force on the passing thereof and may be cited as the "Harold Good Drain."

FIRST READING this 6th day of October, 2025.

SECOND READING this 6th day of October, 2025.

PROVISIONALLY ADOPTED this 6th day of October, 2025.

_____
MAYOR

_____
ACTING CLERK

THIRD READING: this _____ day of _____
_____, 2025.

ENACTED this _____ day of _____2025.

_____
MAYOR

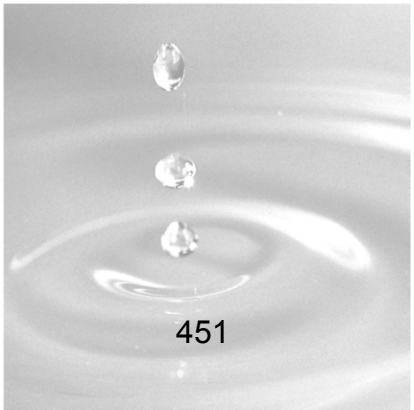
_____
CLERK



Harold Good Municipal Drain
Engineer's Report
The Municipality of North Perth

Submitted by:
GEI Consultants Canada Ltd.
975 Wallace Avenue North
Listowel, Ontario, N4W 1M6
519.291.9339

August, 2025
Project No. 2401656



Matt Ash, C.E.T.
Project Designer

Ben Gowing, P.Eng.
Project Engineer

Mayor and Council of the Municipality of North Perth:

We are pleased to present our report on the Harold Good Municipal Drain 2025 serving Lot 23 to 29 Concession 2 and 3 Wallace in the Municipality of North Perth, County of Perth.

Authority to prepare this report was obtained by a resolution of North Perth Council as stated in its March 13, 2023 letter to appoint GEI Consultants Canada Ltd. (GEI), formerly GM BluePlan Engineering, to prepare an Engineer's Report.

In accordance with your instructions pursuant to a request received by Council under Section 78 of the Drainage Act, R.S.O. 1990, for the petition/request for drainage works improvements, GEI has held an on-site meeting, undertaken a field survey and prepared for Council's consideration the following Drainage Report, Plan, Profiles and Specifications for this work to be completed on the Harold Good Municipal Drain.

We trust that the information contained within will be satisfactory. If there are any questions or concerns, please do not hesitate to contact us.

Yours truly,

GEI Consultants Canada Ltd.
Per:

Matt Ash, C.E.T.

Encl.

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | VAUGHAN | BARRIE | MARKHAM
975 Wallace Avenue North, Listowel ON N4W 1M6 P: 519.291.9339 canada.geiconsultants.com

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APPENDIX 'D': SPECIAL PROVISIONS

APPENDIX 'E': CONSTRUCTION SPECIFICATIONS

1. Introduction

At the request of property owners in the Municipality of North Perth, council have appointed GEI Consultants Limited under Section 78 of the Drainage Act to investigate improvements to be made to the Harold Good Municipal Drain.

The owners and property represented on the request for improvement is:

P. & J. D'Halluin	For Pt. Lot 24	Concession 3, Wallace

The request that was received related to improvements to the closed (tile) portion of the drain only.

In addition, the open ditch portion of the Harold Good drain is to be used as an outlet for a proposed municipal stormwater management facility located on the southeast corner of Highway 23 and Line 87. The Municipality has requested that improvements be made to the open ditch to accommodate outflows from the proposed facility.

Based on site observations and previous drainage reports, 63 properties have been determined as within the drainage area of the Harold Good, as well as 7 roadways. The watershed includes Lots 23 to 31, concessions 2 and 3 Wallace and is approximately 310 hectares (765 acres) in size. The outlet for the Harold Good is on Lot 32 Concession 2 Wallace into the McKnight Municipal Drain. The Harold Good generally accepts drainage from properties along Line 87 from Road 165 east to the Listowel Livestock property, and along Wallace Avenue North/Highway 23 from David Street to the New Country Inn. The watershed also includes all of the Wallace Industrial Park, a large part of the Listowel Golf Club, as well as future development lands owned by the Municipality, Makem Developments and Listowel Livestock south of Line 87.

2. History

The Municipality of North Perth has provided background municipal drain maps and reports.

The Harold Good Municipal Drain was originally a combination of a natural open ditch and private tile drainage system known as the Moore and Denstedt Award drain that was constructed in 1928. The ditch system primarily served farm properties fronting Line 87 (Wallace 3rd Concession) from Road 165 to Highway 23 and the award drain served the former Moore farm on the southeast corner of Highway 23 and Line 87 as well as the road intersection itself. Pursuant to a report by James A. Howes in 1951, the open ditch portion was incorporated as part of the Harold Good drain, although the original tile drain portion remained as an award drain. Also, in 1951 a new main drain extension was constructed upstream of the open ditch to serve lands east of Highway 23 and north of Line 87. The new tile extension consisted of approximately 1,134m of field tile ranging from 6" in diameter to 12" in diameter at the lower end and included a concrete headwall at the outlet.

A report was issued in 1982 by K. Smart and Associates. The work in 1982 primarily included a bottom cleanout of the open ditch and the preparation of a new assessment schedule.

There have been no substantial changes to this drain beyond regular maintenance since it was originally constructed, the open ditch in 1928 and the tile portion in 1951. It is also noted that the 1928 Moore and Denstedt

Award Drain still exists however award drains have no status under the Drainage Act and are considered private drainage systems.

3. Proceedings Under the Drainage Act

The Drainage Act is a vehicle by which a drainage scheme can be constructed, and the cost raised by local special assessment. That is, the cost is assessed in varying proportions to lands within the watershed, as a one-time charge over and above any taxes paid. Maintenance of the drain is likewise charged to the watershed, most often in the same proportions as the original construction.

The Act has evolved over many years and attempts have been made to balance the rights of the individual against the benefits of the construction of drains that involve more than one property. The Act recognizes that perfect agreement is not possible in every case and provides a number of proceedings that give owners and others the opportunity to influence the outcome.

This Report is one of those proceedings. To aid in the understanding of the process listed below in chronological order are all normal proceedings with the notation "Completed" beside those which have been completed. This listing is a summary of many but not all parts of the Drainage Act and applies to the ordinary course of events. Further proceedings are available, and for these the Drainage Act should be consulted directly.

1. Submission of a Petition/Request. *Completed.*
2. Notification of the Project to the Maitland Valley Conservation Authority (MVCA). *Completed.*
3. Engineer appointed. *Completed.*
4. On-site meeting. *Completed.*
5. Preparation of Report. *Completed.*
6. Report considered by Council and a By-Law is adopted.
7. Court of Revision convened to consider and deal with appeals on assessment if necessary.
8. Appeal is available from the decisions of the Court of Revision and on other matters to the Ontario Drainage Tribunal.
9. Disposition of appeals by the Tribunal, or if none, final passage of the By-Law, which establishes the drain in law and authorizes construction.
10. Construction of Municipal Drain Improvements.
11. Levying and collecting of assessments.

4. On-Site Meeting

In accordance with Section 9(1) of the Drainage Act, R.S.O. 1990 an on-site meeting was held on April 12th, 2023. The meeting was scheduled to take place at 10:00 am at Listowel Livestock on Line 87. Persons in attendance were:

Matt Ash	GEI Consultants
Scott Richardson	North Perth Drainage Superintendent
Mike Nichols	Landowner representing JC Millwrights Pt. Lot 24 Con 3
Bill Bushell	Landowner representing N Pt. Lot 23 Con 2
Rod Wieringa	Landowner representing Heartland Vets

Scott Dirstein	Landowner representing Pt. Lot 24 Con 3
George Andriessen	Landowner representing Lot 23 Con 3
Joanne Moyes	Ministry of Transportation (MTO)
Steve Arnold	MTO

A handout was distributed which described the procedures under the Drainage Act, steps already taken by Council in appointing an Engineer, a map of the pertinent part of the watershed, and preliminary results of the investigation to date.

Landowners provided the following comments and observations:

The MTO provided clarification regarding the limits of the Highway 23 Connecting Link in North Perth. Any assessment on the Connecting Link portion of the highway would be attributed to the Municipality of North Perth.

Scott Dirstein noted that runoff from his property flows towards the catch basin located on the walking trail behind JC Millwrights. He indicated that there is a pipe system that takes flow from his property to the drain.

Mike Nichols discussed the drainage pipe crossing his property and the requirement to allow for continued commercial operations at the site.

5. Findings

Subsequent to the on-site meeting, further investigation was undertaken at the proposed road crossing locations to determine the elevation of the various utilities present. It was determined that at the Highway 23 crossing location, fibre optic cable was present on both sides of the roadway, and a 150mm high-pressure steel gas line was present on the east side of the road. At the Line 87 crossing location, fibre optic cable is present on the north side of the roadway, and a 100mm high-pressure steel gas line is present on the south side of the roadway. As these utilities, particularly the gas lines, may conflict with the path of the proposed municipal drains, daylighting activities were undertaken involving HydroVac of the utilities and surveying to determine precise locations and elevations. In both locations, it was noted that there would be conflict with the gas line using the preferred municipal drain alignment and profile. Relocating a high-pressure steel gas line was determined to be cost prohibitive, necessitating a re-design of the drainage system.

The Line 87 crossing has been deepened to allow for placement of the drain under the gas line. This will also necessitate the enclosure of the existing open ditch section upstream of Line 87, otherwise the ditch top of bank width would increase substantially and occupy an unreasonable amount of the upstream landowner's property. This work has been determined to be a result of the existence of the gas line, and so the additional cost for this work will be charged to Enbridge Gas as per the provisions of Section 26.

At Highway 23, it was determined that the drainage system could be re-routed approximately 62m south of the existing crossing location. In the new location the gas line has risen with the ground and the municipal drain is able to be placed below the gas line without conflict. The additional cost to re-route the drain, as well as the cost for installation of offset catch basins, has been determined to be as result of the existing of the gas line, and so the additional cost for this work will be charged to Enbridge Gas as per the provisions of Section 26.

We find that the tile drain that currently serves the landowners within the watershed does not have sufficient size to convey the necessary flow, nor does it have sufficient depth to permit proper tile drainage of the agricultural lands. Accordingly, we find that the municipal drain should be entirely replaced from the existing concrete headwall upstream to the east property line of Part Lot 24 Concession 3. No replacement upstream of this point is necessary as future changes to the watershed are proposed by the Municipality due to the development of Part Lot 24 Concession 2. The development proposal will result in all lands south of Line 87 being removed from connection with the tiled portion of the drain and re-directed either to the open ditch via storm sewers or to the proposed stormwater facility as the case may be.

We also find that the existing open ditch portion of the Harold Good no longer matches the cross section and grade as proposed in the 1982 drain report. According to the report, the ditch was to be dug with a 1m flat bottom, 1.5:1 side slopes, and an overall grade of 0.2%. We propose to improve the ditch by deepening it from Line 87 to Road 165, a distance of approximately 1,340m. The deepening will generally restore the ditch to the original cross section and grade as proposed in the 1982 drain report. Additionally, the open ditch from Line 87 to the existing concrete headwall at approximately station 1+700 will be enclosed due to excessive deepening caused by the existence of the Enbridge gas line.

6. Changes to Watershed

As previously noted, the Municipality is planning to construct a stormwater management facility adjacent to the southeast corner of Line 87 and Highway 23. The purpose of this facility is to permit development on lands east of Wallace Avenue North and south of Line 87. Following development all properties in this area will be within the settlement boundary of Listowel and will be considered urban, and as such included in the Municipality's stormwater levy area. Properties subject to the stormwater levy are considered to be serviced directly by the municipality and are not assessed for municipal drains. Therefore, the calculated assessment for future maintenance which would otherwise be applicable to properties in this area will be assessed entirely to the Municipality of North Perth. All properties currently shown as within the Harold Good watershed that are in this area will be removed from the drainage area for future maintenance purposes and no maintenance assessment will be applicable, save and except to the municipal stormwater facility.

The aforementioned Moore & Denstedt Award Drain appears to still exist on S Part Lot 25 Concession, the Moorefield Mennonite School, although it currently serves no function other than to provide drainage to the Highway 23 / Line 87 intersection. As award drains have no status under the Act, the MTO should consider drainage alternatives for their property since the award drain provides no inherent right of drainage for the intersection and is likely not considered a legal outlet.

7. Design Review Meeting #1

A design review meeting was held with affected landowners at 10:00am on July 11th, 2024 at the Wallace Optimist Park. A draft copy of the assessment schedule as well as copies of preliminary drawing sets were available for all attendees. Eleven landowners attended this meeting and asked various questions regarding final costs, timing, and other construction related items. A handout was provided giving contact information for the engineer, however none of the landowners present contacted the engineer following the meeting.

8. Design Review Meeting #2

A design review meeting was held with affected landowners at 10:00am on July 24th, 2025 at the Wallace Optimist Park. A draft copy of the assessment schedule, cost estimate and copies of preliminary drawing sets were available for all attendees. Eight landowners attended this meeting including the Municipality and asked various questions regarding final costs, timing, and land areas that were included in the watershed. It was discovered that one property, Lot 23 Concession 3 Wallace, was partially tile drained out of the watershed with outlet to the CNR Award Drain. The equivalent area for this property was reduced by 1/3 for the portion of land that was tile drained out of the watershed. Subsequent to the meeting, information was also provided to Makem Developments for their information, at their request.

9. Basis for Design

Tile drains are generally designed to have capacity to remove between 12 and 38mm of water from the watershed per day, and this rate of removal is called the drainage coefficient. 12mm is generally adequate when there is little surface water, but the watershed is under-drained. When surface water is to be accommodated, 25mm to 38mm per day is typically used for the basis of design.

It is important to understand that the Municipal Drain in itself does not remove this amount of water. It serves as the conduit to convey water brought to it by under drainage, and for surface water finding its way or guided to the inlet structures.

It is noted that the Harold Good Municipal Drain supports the growing of high value cash crops, and therefore GEI has selected a 38mm drainage coefficient for the tile drainage portion. The open ditch portion of the Harold Good will be restored to the cross-section and grade as listed in the 1982 report. While no design standard is given in that report, the bank flow capacity of the drain has been calculated using Manning's equation and was found to be 3.77 m3/s. Considering the total watershed size of 298 hectares (upstream of Road 165), this is equivalent to a runoff rate of approximately 109mm/day, well above a normal agricultural standard.

This level of service will provide a good outlet for under drainage and will conduct a useful amount of surface water. During the growing season it is expected that flooding will not normally persist for more than 24 hours

10. Approvals

A letter of advice was received from the Department of Fisheries and Oceans (DFO) on August 24th, 2023. The letter stated that the project as planned could proceed provided certain mitigation measures were implemented including:

- No work in-water outside of the timing window, March 15th to July 15th of any year
- Minimize impacts to riparian vegetation where possible
- Develop and implement an erosion and sediment control plan to avoid the introduction of sediment into any waterbody during all phases of the work, undertaking or activity
    - Conduct works during low or now flow
    - Schedule work to avoid wet, windy, and rainy periods

- Work in the dry where possible.

All mitigation measures noted will be implemented during construction. As a result, no authorization under the Fisheries Act or permit under the Species at Risk Act is required.

It is likely this project will require an encroachment permit from the MTO. This will be obtained prior to construction using the MTO's online application system. Any cost for the permit will be assessed to the MTO as road authority.

A permit will be obtained from Maitland Valley Conservation Authority for the open ditch portion of the work prior to commencement of construction.

This project is anticipated to have no permanent adverse impact on any species.

This project is authorized under Section 78 of the *Drainage Act*. In particular, the following sub-sections of Section 78(1.1) are relied upon as authorization for the works proposed under this report:

1. *Changing the course of the drainage works.*
3. *Constructing a tile drain under the bed of the whole or any part of the drainage works.*
5. *Otherwise improving, extending to an outlet or altering the drainage works.*
6. *Covering all or part of the drainage works.*

11. Recommendations for the Harold Good Municipal Drain

It is our recommendation that the Harold Good Municipal Drain be improved as follows.

<u>Work on Con 2 Pt Lot 31 (Rumph) and Road 165</u>

1. No work is required on these properties.

<u>Work on N Part Lots 29 & 30, Concession 2 (Del Cressman Farms Ltd)</u>

2. Clean out or otherwise deepen the existing open drain to restore the original cross section and grade, beginning at Road 165 for a distance of approximately 620m. Ditch to be dug to a grade of 0.2%. All work to occur and spoil to be spread on the north side of the ditch.
3. Remove the existing 1200mm CSP farm crossing culvert and replace with a 13.0m long 1,400mm diameter CSP culvert.

<u>Work on N Pt Lot 28, Concession 2 (Todd Playford Investments)</u>

4. Deepen the existing drain to restore the original cross section and grade for a distance of approximately 310m. Ditch to be dug to a grade of 0.2% to station 0+800, and to a grade of 0.1% thereafter. All work to occur and spoil to be spread on the north side of the ditch. Excess soil generated due to the deepening which cannot be spread on site will be removed for disposal.
5. Remove the existing 1,500mm CSP laneway culvert and replace with a 13.5m long x 1,400mm diameter CSP culvert. Laneway to be restored with granular 'A' to original grade.

Work on Part Lot 27, Concession 2 (Wallace Optimist Park)

6. Deepen the existing drain to restore the original cross section for a distance of approximately 320m. Ditch to be dug to a grade of 0.1%. Due to safety concerns regarding the adjacent public park, the ditch will be widened slightly to maintain 3:1 side slopes. Spoil is to be removed and disposed of off-site. All work to be performed on the north side of the ditch.
7. Remove the two existing wooden bridges, including the re-routing of electrical conduits used for park lighting, and replace with two 13m long x 1,400mm diameter CSP culverts.
8. Restore the disturbed areas adjacent to the drain with topsoil and seed.

Work on Part Lots 25 & 26, Concession 2 (2151738 Ontario Inc, Listowel Golf Course)

9. Deepen the existing drain to restore the original cross section for a distance of approximately 223m. Ditch to be dug to a grade of 0.1%. Spoil is to be removed and disposed of off-site. All work to be performed on the north side of the ditch.
10. Remove the existing 1,200mm CSP laneway culvert and replace with an 18m long x 1,400mm diameter CSP culvert. Laneway to be restored with granular 'A' to original grade.
11. Remove the existing wooden bridge, including re-routing of electrical cables and sprinkler lines. Replace with a 13m long x 1,400mm diameter CSP culvert.
12. Restore all disturbed areas adjacent to the drain with topsoil and seed.

Work on Line 87

13. Remove the existing 900mm CSP culvert. Install 26m of 750mm diameter HDPE storm pipe, including rodent grate at the outlet end.
14. Place R50 rip-rap erosion protection in the ditch at the outlet end, south side of Line 87.
15. Install a 900mm x 1200mm catch basin in the north ditch of Line 87 to catch road water.
16. Restore Line 87 with 450mm of granular 'B', 150mm of granular 'A', and 100mm total depth of hot mix asphalt.

Work on Lot 26 Concession 3 (Playford Farms Inc)

17. Remove the existing concrete headwall at the east property line.
18. Install 185m of 600mm diameter concrete drain tile by wheel trencher immediately adjacent to and on the south side of the existing ditch.
19. Connect in the Moore & Denstedt Award Drain.
20. Fill in the existing open ditch using spoil recovered from deepening the open ditch, and complete with a minimum topsoil depth of 200mm.

Work on Pt Lot 25 Concession 3 (H. & S. Donegan)

21. Install 320m of 600mm diameter concrete drain tile by wheel trencher. The 600mm tile will be installed offset 5m from the south property line.
22. Install a 1200mm x 1200mm catch basin and a 1200mm x 120mm junction box.

23. The existing Harold Good Drain upstream of the catch basin is to remain in place and be connected to the new catch basin.

Work for Highway 23

24. Install 65m of 450mm steel pipe by jack and bore.
25. Install junction boxes at both the upstream and downstream ends of the steel pipe. Junction boxes to be located on private property, 14.0m offset from the R.O.W. in accordance with MTO policy.
26. Install two 600mm offset catch basins in the highway ditch, connected to the two junction boxes. Catch basins to be located at the low point in the ditch, approximately 67m north of the road crossing.
27. Place rip-rap erosion protection around both catch basins.
28. Locate, excavate, and pressure grout the existing 300mm tile drain under Highway 23.

Work on Pt Lot 24 Concession 3 (JC Millwrights)

29. Install 79m of 450mm diameter concrete drain tile by excavator. Pipe to be fully bedded in compacted granular 'B'.
30. All excess spoil is to be hauled off-site for disposal.
31. Restore the disturbed areas of the property with topsoil and seed.

Work on Pt Lot 26 Concession 3 (D'Halluin)

32. Install 219m of 350mm concrete drain tile by wheel trencher.
33. Install junction box at west property line.
34. Install offset 600mm catch basin on east side of walking trail at low point in field, connected to junction box. Install 150mm diameter hickenbottom drain on west side of walking trail, connected to catch basin.
35. Install 600mm catch basin on east property line and connect in existing 250mm field tile from Lot 23.

Work on Lot 23 Concession 3 (George Andriessen Farms)

36. The existing closed (tiled) section of the Harold Good from the property line of Lot 23 Concession 3 Wallace to Line 87 will remain in place. This section of tile will remain part of the Harold Good Municipal Drain and can be maintained in the same fashion.

The drawings included with the Report show the extent of the work, land affected, profile of the tile and other details of the work. The plan shown on Drawing No. 1 – Harold Good Municipal Drain Plan gives the area considered to be in the drainage area of the work proposed.

During construction, contingencies may arise and will be dealt with as determined by the Engineer and included as part of construction. There will be no special assessments for contingencies. Common contingencies are clear stone bedding, tile connections and extra effort to deal with poor soil conditions.

12. Working Area

The working area for construction of the tile drain purposes shall be a width of 20m centered on the proposed tile drain. The working area for ditch construction shall be a width of 15m on the north side of the ditch.

The working areas for maintenance purpose shall be a width of 10m centered on the proposed tile drain, and a width of 10m on the working side of the ditch as listed above. Each Landowner on whose property the drainage work is to be constructed shall designate access to and from the working area at the time of construction or upon failure to do so, the Engineer or Drainage Superintendent, as the case may be, shall designate access. The statutory maintenance easement for the tile drain portion shall be the 10m working width centred on the tile. The maintenance easement for the open ditch portion shall be the 10m working area plus the width of the ditch.

13. Watershed Characteristics

The Drainage Area of the Harold Good comprises approximately 305 hectares. Land use within the watershed is diverse, as shown below.

Specific land uses within the watershed are as follows:

Agricultural	- 146.2 ha
Residential	- 3.7 ha
Commercial	- 38.4 ha
Institutional	- 4.2 ha
Parkland	- 61.0 ha
Roadway	- 12.8 ha
Development Lands	- 39.0 ha

It is also noted that certain lands within the watershed are controlled by stormwater management facilities, which limits their peak outflow to pre-development (agricultural) conditions. Those properties controlled by stormwater facilities were assessed as though they were agricultural, despite any current use to the contrary.

14. Allowances

Various allowances are considered part of a Municipal Drain. The Drainage Act provides in Sections 29 to 33 that the Engineer is to allow in money for the value of several items, as follows:

a) Section 29 – Right-of-Way

The Drainage Engineer is to provide for an allowance to be paid to the landowner whose land is proposed to be used for construction of a new drainage system. As this project involves improvement to an existing system, no right-of-way allowance has been provided.

b) Section 30 - Damages

The Drainage Engineer is to provide for an allowance to be paid to the landowner of land that may be damaged during construction. Typically, this section refers to agricultural crops, however, it also applies to lawns, ornamental trees and fences.

No damage allowances will be provided for lands that are restored with topsoil and seed as part of the project.

Damage from installing the tile is valued at $2,430.00 / hectare ($980 / acre) and is based on a 20m wide working area. The allowance is calculated on a 5-year declining balance basis, with 100% of the allowance paid for the first year, as total destruction of crop is anticipated. In the following 4 years, a declining allowance is paid based on a 5m width of disturbed ground, with 80% of the allowance paid in year 2, 60% in year 3, 40% in year 4, and 20% in year 5. This is done to reflect the decreased crop yields in the area where the subsoil was disturbed for drain installation.

For example, a parcel of cropland 500m in length that is disturbed for drain installation would be given a damage allowance calculated as follows:

Year 1: 500m x 20m = 1.0 ha x $2,430	= $2,430
Year 2: 500m x 5m = 0.25 ha x $2,430 x 80%	= $486
Year 3: 500m x 5m = 0.25 ha x $2,430 x 60%	= $365
Year 4: 500m x 5m = 0.25 ha x $2,430 x 40%	= $243
Year 5: 500m x 5m = 0.25 ha x $2,430 x 20%	= $122
Total Damage Allowance Paid in Report	= **$3,646**

Allowances are paid regardless of what crop is grown or whether or not it is harvested in advance of construction. Municipal Drains are generally constructed before beans and corn can be harvested, so the damage can be expected to occur. Crop value is calculated using a 3-year average of the "Area, Yield, Production and Farm Value of Specified Field Crops, Ontario" as published annually by the Ontario Ministry of Agricultural, Food and Rural Affairs.

c) Section 31 – Allowance for Existing Drains

No existing private drains are involved in this project.

d) Section 32 – Allowance for Damage Due to Insufficient Outlet

As sufficient outlet has been confirmed, there is no allowance for insufficient outlet.

e) Section 33 – Allowance for loss of Access

As crossings are provided at each property where crossings were originally provided, no loss of access allowance is considered appropriate.

The allowances are generally less than the assessment to the properties and the property owner is billed the difference when the project is complete.

GEI determines the amounts to be paid in allowances to owners as shown in the following Schedule of Allowances. The allowances shall become due and payable according to Section 62 of the Drainage Act.

Table 1: Schedule of Allowances

Concession	Lot	Owner and Roll No.		Damages (Section 30)		
				Cost ($)	Width (m)	Length (m)
3	26	Playford Farms	117700	$1,350	20	185
3	Pt 25	H. & S. Donegan	117100	$2,430	20	333
3	Pt 24	P. & J. D'Halluin	116900	$1,600	20	219
2	N Pt 29 & 30	Del Cressman Farms Ltd.	113500	$1,790	15	490
2	N Pt 28	Todd Playford Investments Inc.	113400	$1,130	15	310
			Total	**$8,300**		

15. Assessments

Section 21 of the Drainage Act requires that the Engineer *"shall assess for benefit, outlet liability and injuring liability, and shall insert in an assessment schedule, in separate columns, the sums assessed for each opposite each parcel of land and road liable therefore."* On this project, Benefit, Outlet liability, Special Benefit and Section 26 assessments are involved.

Assessment for Benefit is described in **Section 22** of the Act, which states *"Lands, roads, buildings, utilities or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance or repair of a drainage works may be assessed for benefit."* As defined in the act, Benefits to landowners can include higher market value for the property, improved appearance or better control of surface or subsurface water, or any other advantages relating to the betterment of lands, roads, buildings or structures.

Assessment for Outlet Liability is described in **Section 23(1**) of the Act which states *"Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek or watercourse, may be assessed for outlet liability."* Outlet liability is the part of the cost of the works that is required to provide such outlet or improved outlet.

Outlet liability for all roads was calculated using the methodology outlined in "*Outlet Liability Assessment Factors for Highway Rights of Way*", as published by the Ontario Ministry of Transportation. It was determined that 46% of the right-of-way was developed and that the adjacent soil runoff coefficient ('C' factor) was 0.35. As a result, the roadway was assigned an Equivalent Area factor of 2.25.

Assessments were determined using a modified "Todgham" method, a method of assessment that is recognized to be a fair and equitable way of dividing costs between the benefitting landowners. This methodology involves assigning Equivalent Area Factors to various types of property which reflect their runoff potential, using Agricultural lands as a base (Ag factor = 1.0). The cost of the drain is divided into logical sections, each property is assigned to a

section, and benefit and outlet assessments are determined on a property-by-property basis, starting at the outlet and working towards the topmost property.

For this report, agricultural land was used as a baseline, with a factor of 1.0. Other land types were given a factor to account for surface permeability differences that cause water to flow over the ground surface rather than infiltrate into the ground. A list of the equivalent area factors used in this report is as follows:

Land Use	Equivalent Area Factor
Agricultural	1.0
Residential	1.33
Commercial	2.0
Institutional	1.67
Industrial	2.0
Parkland	1.0
Road[1]	2.25
Stormwater Controlled	1.0

1 – As per MTO policy

Agricultural lands that are tiled drained out of the watershed may be assessed at a lower rate, typically a 1/3 reduction of equivalent area for that part of the property that is tile drained to a different watershed.

There is no injuring liability assessment on this drain. No property is considered to have riparian rights insofar as assessment is concerned.

Assessments on agricultural lands may be eligible for a one third provincial grant. Neither the availability nor the amount of the grant can be determined in advance.

16. Section 24 Assessments

Assessment for Special Benefit is described in **Section 24** of the Act and is defined as any additional work or feature included in the construction, repair or improvement of a drainage works that has no effect on the functioning of the drainage works.

The various Special Benefit Assessments included in the project are as follows:

Del Cressman Farms (Con 2 N Pt Lot 29 N Pt Lot 30)

The existing laneway culvert is an 8.7m long 1,200mm diameter CSP. Due to deepening of the ditch this culvert is required to be replaced by a 13.0m long 1,400mm diameter CSP. While this work was not requested by the landowner, it is recognized there is a benefit to having a longer, larger and newer culvert. Therefore, the Special Benefit to this landowner was set at 25% of the cost of the new culvert, estimated to be *$3,750*. It is expected this amount will be eligible for the OMAFRA 1/3 grant.

Todd Playford Investments (Con 2 N Pt Lot 28)

The existing laneway culvert on this property is a 5.9m long 1,400mm diameter CSP. Due to deepening of the ditch this culvert is required to be replaced by a 13.5m long 1,400mm diameter CSP. While this work was not requested by the landowner, it is recognized there is a benefit to having a longer, larger and newer culvert. Therefore, the Special Benefit to this landowner was set at 25% of the cost of the new culvert, estimated to be *$3,750*. It is expected this amount will be eligible for the OMAFRA 1/3 grant.

The Municipality of North Perth (Wallace Park, Con 2 Pt Lots 26,27,28)

This property, known as the Wallace Park, and owned by the Municipality of North Perth currently contains 2 wooden bridges crossing over the open drain. The Municipality desires to eliminate the bridges and replace them with level crossings with 2 new CSP culverts, each 13.0m long and 1,400mm in diameter. The cost of this work, estimated at *$37,000*, is entirely assessed to the Municipality of North Perth as Special Benefit.

2151738 Ontario Inc (Con 2 Pt Lots 25 & 26)

2151738 Ontario Inc (Listowel Golf Course) has 2 existing crossings of the drain on their property, a 13.4m long 1,200mm diameter CSP laneway culvert and a small wooden bridge. Similar to above, the laneway culvert must be replaced due to deepening with a 17.7m long 1,400mm diameter CSP and the Special Benefit assessment for this work, set at 25% of the cost, is estimated to be *$5,000*. The Golf Course has also requested removal of the wooden bridge and the installation of a level crossing with a 13.5m long 1,400mm diameter CSP culvert. The cost of this work, assessed as Special Benefit at 100% of the cost, is estimated to be *$16,000*.

Playford Farms Inc (Con 3 Lot 26)

The Harold Good drain on the Playford Farms property is currently an open ditch. Due to vertical alignment issues with the gas main on Line 87 this ditch requires closing in, which is assessed to Enbridge Gas under Section 26. However it is recognized that filling in the ditch once the close-in is complete is a benefit to Playford Farms and therefore the cost of this work, estimated as $14,000, will be charged as Special Benefit to Playford Farms.

Donegan's Haulage (Con 3 Pt Lot 25)

The property of Donegan's Haulage will receive a benefit from the relocation of the main drain which allows for future unhindered development of the property. The cost of the junction box made necessary by the relocation, estimated at *$6,000*, is assessed as Special Benefit to this property.

JC Millwrights (Con 3 Pt Lot 24)

The installation across the JC Millwrights property is deep and will require installation of pipe with granular bedding. This will generate excess spoil which will likely require offsite disposal. The removal of excess spoil is considered a Special Benefit to the landowner and is not grant eligible. The estimated cost for spoil removal is $5,000. Should JC Millwrights elect to spread the excess spoil on site, this Special Benefit will not apply.

The Municipality of North Perth, Makem Developments Inc, and Listowel Livestock Ltd.

Concession 2 Part Lot 24, owned by the Municipality of North Perth, is planned to contain a stormwater management facility constructed to serve various commercial, industrial and residential lands upstream of the SWMF. The development lands which will utilize the SWMF are owned by the municipality, Makem Developments, and Listowel Livestock. Various aspects of the project, which include deepening of the existing Harold Good ditch, replacement of laneway culverts and bridges, spoil removal, restoration and all other directly related work required solely for the provision of an outlet for the proposed municipal stormwater management facility, are considered a Special Benefit assessed to those lands utilizing the SWMF in amounts proportional to their land area. This is in keeping with the findings of the "Listowel Northeast Master Plan Phase 2 Area Stormwater Management Preliminary Design Report" filed with the municipality in June of 2023. The total cost of the works required to provide outlet for the SWMF is estimated at *$312,300* and is split as follows:

Landowner	Land Area	Proportional Share
Listowel Livestock Ltd.	1.69 ha.	$14,487
Makem Developments Inc.	12.98 ha.	$111,266
Municipality of North Perth	22.04 ha.	$188,929

17. Section 26 Assessments

Section 26 of the Act specifies that *"the public utility or road authority shall be assessed for and shall pay all the increase of cost of such drainage works caused by the existence of the works of the public utility or road authority."* This means that any costs which are required solely because of the existence of Highway 23 and Line 87 will be fully assessed to the MTO and Municipality of North Perth respectively.

The MTO and the Municipality of North Perth shall have the option of either performing the work of installing the road crossing and catch basins or may elect to have the work done by the general contractor. If done by the road authority at its expense, the construction portion of the Section 26 assessment shall not apply. However done, the future maintenance, reconstruction, replacement or alteration of both road crossings and downstream catch basins, including any incidental costs shall be the responsibility of the applicable road authority.

Similarly, all costs related solely because of the existing of the two Enbridge high-pressure steel gas lines, on Highway 23 and Line 87, will be fully assessed to Enbridge Gas. This includes any work done during the pre-design stage to expose and investigate the location and elevation, any additional design works necessary to reconfigure the drainage system as result of the gas lines, and any actual construction works required due to the presence of the gas lines.

The Section 26 assessments to the MTO, the Municipality of North Perth, and Enbridge Gas are broken down as follows.

Line 87 – Municipality of North Perth

Item	Cost	Subtotal
Install 26m of 600mm diameter HDPE pipe, including removal of existing culvert, rodent grate, and road restoration	+$32,000	$32,000
Less 26m of 600mm diameter concrete drain tile	-$2,800	$29,200
10% contingency on Subtotal	+$2,900	$32,100
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$6,400	$38,500

The Section 26 assessment to the Municipality of North Perth for the Line 87 crossing is estimated to be *$38,500.*

Highway 23 – Ontario Ministry of Transportation

Item	Cost	Subtotal
Install 65m of 450mm steel pipe by Jack and Bore	+$95,000	$95,000
Less 65m of 450mm diameter concrete drain tile	($5,400)	$89,600
2 ea. - 1200mm x 900mm catch basins	+$8,000	$97,600
10% contingency on Subtotal	+$9,800	$107,400
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$21,500	$128,900

The Section 26 assessment to the Ontario Ministry of Transportation for the Highway 23 crossing is estimated to be *$128,900.*

Enbridge Gas

Item	Cost	Subtotal
Coordination, daylighting and surveying during pre-design, and additional design works to mitigate conflicts between the drainage system and gas lines at both Line 87 and Highway 23	+$17,000	$17,000
Hydrovac locates and coordination with Enbridge during construction	+$5,000	$22,000
Enclosing ditch upstream of Line 87 to existing headwall with 193m of 600mm diameter concrete drain tile	+$23,400	$45,400
1200mm x 900mm catch basin upstream of Line 87	+$4,000	$49,400
Additional cost to provide offset catch basins and junction boxes at Highway 23 and walking trail crossing versus standard catch basins	+$44,300	$93,700
Less cost of Highway 23 catch basins paid by MTO	($8,000)	$85,700
Less normal cost of walking trail catch basin	($4,000)	$81,700

10% contingency on Subtotal	+$8,200	$89,900
Administration, engineering, and HST on Subtotal (assumed at 20%)	+$17,900	$107,800

The Section 26 assessment to Enbridge Gas due to the existence of the two high-pressure steel gas lines on Line 87 and Highway 23 is estimated to be *$107,800.*

18. Cost Estimates

The cost of this Municipal Drain Improvement is estimated as **$833,830** and is raised by assessment from properties within the watershed. A Schedule of Estimated Assessments can be found in **Appendix A**.

GEI Consultants Limited estimates the cost of the Harold Good Municipal Drain as follows:

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Allowances		**$ 8,300**
Open Drain Construction		
Clean out approximately 130m of existing ditch	$ 2,540	
Deepen and re-shape 1340m of existing ditch	$ 80,000	
Remove concrete headwall Sta. 1+670	$ 1,000	
Remove existing CSP and install 13m 1,400mm CSP culvert (Cressman)	$ 15,000	
Remove existing CSP and install 13.5m x 1,400mm CSP culvert (Playford)	$ 15,000	
Remove existing wooden bridges and re-route electrical conduits (Wallace Park)	$ 7,000	
Install 2-each 13m x 1,400mm CSP culverts (Wallace Park)	$ 30,000	
Remove existing wooden bridge and re-route electrical conduits (2151738 Ontario)	$ 4,000	
Install 10m 1,400mm CSP culvert (2151738 Ontario)	$ 12,000	
Remove existing CSP and install 16.2m x 1,400mm CSP culvert (2151738 Ontario)	$ 20,000	
Remove excess spoil from Playford land	$ 10,000	
Remove excess spoil from Wallace Park	$ 34,000	
Remove excess spoil from 2151738 land	$ 7,000	
Restoration of Wallace Park lands with topsoil and seed	$ 25,000	
Restoration of 2151738 Ontario lands with topsoil and seed	$ 15,000	
Allowance for tile connections	$ 1,200	
Contingency Fund at approx. 10% of construction	$ 28,000	
Total Estimated Open Drain Construction Cost		**$ 306,740**

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Closed (Tiled) Drain Construction		
Rip rap at tile outlet on Line 87	$ 1,500	
Install 185m of 600mm diameter Concrete Drain Tile (Playford)	$ 20,370	
2 ea. - 600mm diameter 45 degree elbows	$ 3,000	
Install 320m of 600mm diameter Concrete Drain Tile (Donegan)	$ 35,260	
Install 79m of 450mm diameter concrete drain tile with granular embedment	$ 19,390	
Install 219m of 350mm diameter Concrete Drain Tile	$ 14,370	
400mm diameter 45 degree elbow	$ 1,000	
Install 30m of 300mm diameter Concrete Drain Tile to CB.10	$ 3,000	
1 ea. 1200x1200 catch basin	$ 5,000	
2 ea. 600mm catch basins	$ 6,600	
1 ea. 900 x 1200 junction box at walking trail	$ 4,000	
1 ea. 1200 x 1200 junction box at Donegan property line	$ 5,000	
1 ea. Hickenbottom drain at walking trail	$ 1,000	
Remove excess spoil from JC Millwrights land	$ 5,000	
Restoration of JC Millwrights land with topsoil and seed	$ 1,500	
Connect existing award drain at CB.2	$ 500	
Strip, fill and restore with topsoil existing ditch (Playford)	$ 14,000	
Allowance for poor soil	$ 6,000	
Allowance for tile connections	$ 2,500	
Contingency Fund at approx. 10% of construction	$ 14,000	
Total Estimated Closed Drain Construction Cost		**$ 162,990**
Construction - Work to be done on Line 87 West		
Install 26m of 600mm diameter HDPE pipe, including removal of existing culvert, rodent grate and road restoration	$ 32,000	
1 ea. 900 x 1200 catch basin	$ 4,000	
Hydrovac Locates and coordination with Enbridge during construction	$ 2,500	
Contingency Fund at approx. 10% of construction	$ 3,900	
Total Estimated Line 87 Construction Cost		**$ 42,400**
Construction - Work to be done on Highway 23 North		
2 ea. 900x1200 JBs	$ 10,000	
Install 65m of 450mm steel pipe by Jack and Bore	$ 90,000	
2 ea. 600mm offset CBs including 300mm HDPE connecting pipe	$ 24,000	
Hydrovac Locates and coordination with Enbridge during construction	$ 2,500	
Pressure grout existing 300mm drain tile under highway	$ 5,000	
Contingency Fund at approx. 10% of construction	$ 13,200	

COST ESTIMATE - Harold Good Municipal Drain The Municipality of North Perth		
Total Estimated Highway 23 Construction Cost		**$ 144,700**
Non-Construction Costs		
On Site Meeting, Survey, Plan, Profile, and Report	$ 80,000	
Coordination, Daylighting and Additional Design Works for Gas Crossings	$ 17,000	
Tendering, Construction Review, Contract Administration and Grant Application	$ 35,000	
Carrying Costs (est. @ 3% for 1 year) & Net HST (1.76%)	$ 36,700	
Total Non-Construction Costs		**$ 168,700**
TOTAL ESTIMATED COST		**$ 833,830**

**The above costs are estimates only. The final costs of engineering and administration cannot be determined until construction is completed. The above costs also do not include costs to defend the drainage report should appeals be filed with the Court of Revision, Drainage Tribunal and/or Drainage Referee as the extent of the work required cannot be determined. Should additional costs be incurred, unless directed otherwise, the costs would be assessed in pro rata fashion as per the Schedule of Assessments.*

19. Maintenance

As per section 74 of the Act, after construction of the improvements the Harold Good Municipal Drain as described in this Report shall be maintained by Municipality of North Perth at the expense of the upstream lands and roads assessed, in the proportions set out in the By-Law which adopts this Report. Any future maintenance or repair costs shall be distributed pro rata in accordance with **Appendix B**, the Schedule of Assessments for Future Maintenance. The Schedule of Assessments for Future Maintenance is based on the equivalent contributing areas for all properties.

Future costs for maintenance of the road crossings are to be fully assessed to the applicable road authority. Road authorities have the right under Section 69 (1) to undertake any maintenance or repair to their culverts as they deem necessary. The Drainage Superintendent should be advised of any works being undertaken.

Landowners should take note that there is responsibility for landowners to not damage or block flow in the Municipal Drain. Section 80(1) of the Drainage Act states;

"When a drainage works becomes obstructed by a dam, low bridge, fence, washing out of a private drain, or other obstruction, for which the owner or occupant of the land adjoining the drainage works is responsible, so that the free flow of the water is impeded thereby, the persons owning or occupying the land shall, upon reasonable notice sent by the council of the local municipality whose duty it is to maintain and repair the drainage works or by a drainage superintendent appointed by the council, remove such obstruction and, if it is not so removed within the time specified in the notice, the council or the drainage superintendent shall forthwith cause it to be removed, and the cost thereof is payable to the municipality by the owner or occupant of the land."

Any landowners, who have questions as to their rights and responsibilities under the Drainage Act, should contact the Municipality of North Perth Drainage Superintendent who can provide additional information and answer any questions that landowners may have.

Regular inspection of the culverts and drainage course should be undertaken by the Drainage Superintendent. Landowners can assist with the inspection by making regular inspections of the drain as it crosses their property, clearing debris from the drain and culverts if possible, and reporting any problems or concerns to the Drainage Superintendent who can inspect and take any necessary actions.

All of which is respectfully submitted.

GEI CONSULTANTS CANADA LTD.

Per:

Ben Gowing, P.Eng



Disclaimer: This report is intended for the sole use of the Municipality of North Perth for the purposes as expressed in the report. Any use of or reliance upon this report by third parties is at the expressed responsibility of the third party. GEI Consultants is not responsible for any damages suffered by any third party as a result of decisions or actions made based upon the information contained in this report.

Appendix A
Schedule of Estimated Assessments for Construction

GEI Consultants

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Closed Section

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	TOTAL ASSESSMENT[1]	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	5.73	2.32	5.73	2.32	$ -	$ 13,500	$ -	**$ 13,500**	$ -	$ 13,500	
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.42	0.17	0.56	0.23	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.15	0.06	0.20	0.08	$ -	$ 466	$ -	**$ 466**	$ -	$ 466	
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.42	0.17	0.56	0.23	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	14.55	5.89	11.97	4.84	$ -	$ 28,184	$ -	**$ 28,184**	$ -	$ 28,184	*
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	24.09	9.75	24.09	9.75	$ 13,535	$ 30,296	$ -	**$ 43,831**	$ (1,600)	$ 42,231	*
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	1.02	0.41	1.02	0.41	$ 1,167	$ 656	$ -	**$ 1,823**	$ -	$ 1,823	
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	1.95	0.79	3.26	1.32	$ -	$ 2,463	$ -	**$ 2,463**	$ -	$ 2,463	
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.59	0.24	0.99	0.40	$ -	$ 148	$ -	**$ 148**	$ -	$ 148	
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	8.43	3.41	8.43	3.41	$ -	$ 1,256	$ -	**$ 1,256**	$ -	$ 1,256	
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	2.08	0.84	3.47	1.40	$ -	$ 517	$ -	**$ 517**	$ -	$ 517	
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	1.63	0.66	2.72	1.10	$ -	$ 406	$ -	**$ 406**	$ -	$ 406	
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	3.56	1.44	5.94	2.40	$ 3,406	$ 2,357	$ 5,000	**$ 10,764**	$ -	$ 10,764	
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	3.19	1.29	4.25	1.72	$ -	$ 3,211	$ -	**$ 3,211**	$ -	$ 3,211	
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	35.95	14.55	35.95	14.55	$ 16,947	$ 2,470	$ 6,000	**$ 25,417**	$ (2,430)	$ 22,987	*
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	10.25	4.15	17.13	6.93	$ -	$ 4,704	$ -	**$ 4,704**	$ -	$ 4,704	
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	10.33	4.18	17.21	6.97	$ -	$ 1,183	$ -	**$ 1,183**	$ -	$ 1,183	
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	6.13	2.48	10.23	4.14	$ -	$ 2,811	$ -	**$ 2,811**	$ -	$ 2,811	
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	4.67	1.89	4.67	1.89	$ -	$ 1,283	$ -	**$ 1,283**	$ -	$ 1,283	*
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	39.88	16.14	39.88	16.14	$ 3,306	$ -	$ 14,000	**$ 17,306**	$ (1,350)	$ 15,956	*
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	6.84	2.77	6.84	2.77	$ -	$ 470	$ -	**$ 470**	$ -	$ 470	*
Total Estimated Assessment - Lands			*181.87*	*73.60*	***205.11***	***83.01***	***$ 38,361***	***$ 99,020***	***$ 25,000***	***$ 162,381***	*$ (5,380)*	*$ 157,001*	
Roads													
	Line 87 West	The Municipality of North Perth	1.51	0.61	3.39	1.37	$ -	$ 52	$ 38,500	**$ 38,552**	$ -	$ 38,552	
	Line 87 East	The Municipality of North Perth	2.64	1.07	5.95	2.41	$ -	$ 9,179	$ -	**$ 9,179**	$ -	$ 9,179	
	Highway 23 North	Ontario Ministry of Transportation	8.65	3.50	19.46	7.88	$ 1,276	$ 5,488	$ 128,900	**$ 135,664**	$ -	$ 135,664	
	Wallace Ave. N	The Municipality of North Perth	0.47	0.19	1.06	0.43	$ -	$ 73	$ -	**$ 73**	$ -	$ 73	
	Gas on Line 87	Enbridge Gas	-	-	-	-	$ -	$ -	$ 52,057	**$ 52,057**	$ -	$ 52,057	
	Gas on Highway 23	Enbridge Gas	-	-	-	-	$ -	$ -	$ 55,743	**$ 55,743**	$ -	$ 55,743	
Total Estimated Assessment - Roads			*13.27*	*5.37*	***29.86***	***12.08***	***$ 1,276***	***$ 14,792***	***$ 275,200***	***$ 291,268***	$ -	*$ 291,268*	
TOTAL ESTIMATED ASSESSMENTS			*195.13*	*78.97*	*234.96*	***95.09***	***$ 39,637***	***$ 113,812***	***$ 300,200***	***$ 453,649***	*$ (5,380)*	*$ 448,269*	

[1]Agricultural lands may be eligible for a one third provincial grant. Neither the availability nor the amount of the grant can be determined in advance
[2]Allowances are shown for information only, and should not be used for comparison purposes
*** Lands currently eligible for OMAFRA grant (2024)**

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Open Section

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	**TOTAL ASSESSMENT[1]**	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	9.91	4.01	4.18	1.69	$ -	$ -	$ 14,487	**$ 14,487**	$ -	$ 14,487	
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	43.76	17.71	32.07	12.98	$ -	$ -	$ 111,266	**$ 111,266**	$ -	$ 111,266	
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	54.46	22.04	54.46	22.04	$ -	$ -	$ 188,929	**$ 188,929**	$ -	$ 188,929	
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	78.63	31.82	78.63	31.82	$ -	$ -	$ 21,000	**$ 21,000**	$ -	$ 21,000	
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	11.54	4.67	11.54	4.67	$ -	$ -	$ 37,000	**$ 37,000**	$ -	$ 37,000	
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	39.83	16.12	39.83	16.12	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,130)	$ 2,620	*
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	49.79	20.15	49.79	20.15	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,790)	$ 1,960	*
Total Estimated Assessment - Lands			*734.50*	*297.25*	***788.00***	***318.90***	***$ -***	***$ -***	***$ 380,181***	***$ 380,181***	*$ (2,920)*	*$ 377,261*	
TOTAL ESTIMATED ASSESSMENTS			*767.96*	*310.79*	*863.28*	***349.36***	***$ -***	***$ -***	***$ 380,181***	***$ 380,181***	*$ (2,920)*	*$ 377,261*	

Schedule of Estimated Assessments
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - SUMMARY

Roll No.	Legal Description	Owner	Affected Area ac.	Affected Area ha.	Adjusted Area ac.	Adjusted Area ha.	Benefit (sect. 22)	Outlet (sect. 23)	Section 24/26	TOTAL ASSESSMENT[1]	Allowances	NET ASSESSMENT[2]	
Lands													
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	9.91	4.01	4.18	1.69	$ -	$ 13,500	$ 14,487	**$ 27,987**	$ -	$ 27,987	
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	43.76	17.71	32.07	12.98	$ -	$ -	$ 111,266	**$ 111,266**	$ -	$ 111,266	
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.72	0.29	0.96	0.39	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110700	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 1	PEHLKE HOWARD & RUTH ANNE AGNES	1.28	0.52	1.71	0.69	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	1.09	0.44	1.45	0.59	$ -	$ 466	$ -	**$ 466**	$ -	$ 466	
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	1.09	0.44	1.45	0.59	$ -	$ 1,319	$ -	**$ 1,319**	$ -	$ 1,319	
314041000110800	CON 2 PT LOT 24	DIETRICH LARRY MICHAEL & NEIMAN SUSAN ELIZABETH	0.37	0.15	0.49	0.20	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	54.46	22.04	54.46	22.04	$ -	$ -	$ 188,929	**$ 188,929**	$ -	$ 188,929	
314041000111000	PLAN 487 LOT 1 CON 2 PT LOT;24 AS RP RR42064 PARTS 1 & 2	MOORE'S PRODUCE LIMITED	1.78	0.72	2.97	1.20	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000111100	PLAN 487 LOT 2	UNION GAS LIMITED	0.17	0.07	0.29	0.12	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112400	CON 2 PT LOT 25	6393250 CANADA INC	1.01	0.41	1.69	0.68	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112600	PLAN 487 LOT 22	1571149 ONTARIO INC	4.00	1.62	6.69	2.71	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112700	PLAN 487 LOT 23	2151738 ONTARIO INC	3.73	1.51	6.23	2.52	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112800	RCP 487 PT LOT 24	1199 WALLACE AVENUE HOLDINGS	8.65	3.50	14.44	5.85	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112810	PLAN 487 LOT 25	FOUR H AUTOMOTIVE LTD	1.28	0.52	2.15	0.87	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112900	WALLACE CON 2 PT LOT 25 AND;RP 44R4468 PARTS 1 AND 2	DONEGAN'S HAULAGE LIMITED	6.08	2.46	10.15	4.11	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112902	CON 2 PT LOT 25 RP 44R3060;PART 2	DABS 2014 INC	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112903	WALLLACE CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.27	0.11	0.45	0.18	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112904	CON 2 PT LOT 25 RP 44R3383;PARTS 3 TO 6	DABS 2014 INC	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112906	CON 2 PT LOT 25 AS RP;44R2545 PART 1 AND RP;44R2692 PART 1 AND RP;44R3060 PART 1	MEULENSTEEN INVESTMENTS INC	1.68	0.68	2.81	1.14	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112908	CON 2 PT LOT 25 AS RP;44R2466 PART 2	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUEL JOSEPH	0.69	0.28	1.16	0.47	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112912	CON 2 PT LOT 25 AS RP;44R2466 PART 1	J & A DEVRIES CONSTRUCTION I	1.31	0.53	2.19	0.89	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112914	CON 2 PT LOT 25 AS 44R2369;PART 3 4 10	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112916	CON 2 PT LOT 25 AS RP;44R2369 PART 5 6 9	MARTIN BROS CRUSHING LTD	1.01	0.41	1.69	0.68	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112918	CON 2 PT LOT 25 AS RP;44R2369 PART 7 8	DONEGAN GERALD SAMUEL	1.06	0.43	1.77	0.72	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112920	CON 2 PT LOT 25 AS RP;44R2369 PART 1	DONEGAN GERALD SAMUEL	2.82	1.14	4.70	1.90	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112922	CON 2 PT LOT 25 AS RP;44R2374 PART 3	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	1.21	0.49	2.02	0.82	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112924	CON 2 PT LOT 25 AS RP;44R2374 PART 2	DONEGAN GERALD SAMUEL	0.96	0.39	1.61	0.65	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112926	CON 2 PT LOT 25 AS RP;44R2374 PART 1	TRENCH ROBERT WAYNE	1.11	0.45	1.86	0.75	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112928	CON 2 PT LOT 25 AS RP;44R1849 PART 1,2	DONEGAN GERALD SAMUEL	0.99	0.40	1.65	0.67	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112930	CON 2 PT LOT 25 AS RP;44R1760 PARTS 1,2 & 3	B & D HUTCHISON INVESTMENTS & HUTCHISON BARRY KENNETH	1.61	0.65	2.68	1.09	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112932	CON 2 PT LOT 25 AS RP;44R2015 PART 1	HANSKILL PROPERTIES INC	3.90	1.58	6.52	2.64	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112933	CON 2 PT LOT 25 AS RP 44R969;PART 2 AND RP 44R1507 PART 2	2064008 ONTARIO LTD	3.11	1.26	5.20	2.10	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112935	CON 2 PT LOT 25 AS RP 44R969;PART 3 AND RP 44R1507 PART 3	2048404 ONTARIO LIMITED	3.04	1.23	5.08	2.05	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000112955	CON 2 PT LOT 25 AS RP;44R2055 PART 2	L J S PROPERTIES INC	3.71	1.50	6.19	2.51	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113000	CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.59	0.24	0.59	0.24	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113010	CON 2 PT LOT 25 PT LOT 26	DONEGAN GERALD SAMUEL	10.53	4.26	17.58	7.11	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	78.63	31.82	78.63	31.82	$ -	$ -	$ 21,000	**$ 21,000**	$ -	$ 21,000	
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	11.54	4.67	11.54	4.67	$ -	$ -	$ 37,000	**$ 37,000**	$ -	$ 37,000	
314041000113200	CON 2 PT LOT 28 AS RP 44R460;PART 1 PART 2 AND RP 44R2564;PART 1 SUBJT TO ROW	WILLIAMS DONALD WAYNE & MARILYN RUTH	1.38	0.56	1.85	0.75	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113300	CON 2 PT LOTS 26 TO 28 RP;44R1099 PARTS 1 AND 5 RP;44R3856 PT PART 1	2151738 ONTARIO INC	52.85	21.39	52.85	21.39	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	39.83	16.12	39.83	16.12	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,130)	$ 2,620	*
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	49.79	20.15	49.79	20.15	$ -	$ -	$ 3,750	**$ 3,750**	$ (1,790)	$ 1,960	*
314041000113800	CON 2 PT LOT 31	ROBERT RUMPH	28.42	11.50	28.42	11.50	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	14.55	5.89	11.97	4.84	$ -	$ 28,184	$ -	**$ 28,184**	$ -	$ 28,184	*
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	24.09	9.75	24.09	9.75	$ 13,535	$ 30,296	$ -	**$ 43,831**	$ (1,600)	$ 42,231	*
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	1.02	0.41	3.26	1.32	$ 1,167	$ 656	$ -	**$ 1,823**	$ -	$ 1,823	
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	1.95	0.79	3.26	1.32	$ -	$ 2,463	$ -	**$ 2,463**	$ -	$ 2,463	
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.59	0.24	0.99	0.40	$ -	$ 148	$ -	**$ 148**	$ -	$ 148	
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	8.43	3.41	8.43	3.41	$ -	$ 1,256	$ -	**$ 1,256**	$ -	$ 1,256	
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	2.08	0.84	3.47	1.40	$ -	$ 517	$ -	**$ 517**	$ -	$ 517	
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	1.63	0.66	2.72	1.10	$ -	$ 406	$ -	**$ 406**	$ -	$ 406	
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	3.56	1.44	5.94	2.40	$ 3,406	$ 2,357	$ 5,000	**$ 10,764**	$ -	$ 10,764	
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	3.19	1.29	4.25	1.72	$ -	$ 3,211	$ -	**$ 3,211**	$ -	$ 3,211	
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	35.95	14.55	35.95	14.55	$ 16,947	$ 2,470	$ 6,000	**$ 25,417**	$ (2,430)	$ 22,987	*
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	10.25	4.15	17.13	6.93	$ -	$ 4,704	$ -	**$ 4,704**	$ -	$ 4,704	
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	10.33	4.18	17.21	6.97	$ 1,183	$ -	$ -	**$ 1,183**	$ -	$ 1,183	
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	6.13	2.48	10.23	4.14	$ -	$ 2,811	$ -	**$ 2,811**	$ -	$ 2,811	
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	4.67	1.89	4.67	1.89	$ -	$ 1,283	$ -	**$ 1,283**	$ -	$ 1,283	*
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	63.01	25.50	63.01	25.50	$ 3,306	$ -	$ 14,000	**$ 17,306**	$ (1,350)	$ 15,956	*
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	42.40	17.16	42.40	17.16	$ -	$ 470	$ -	**$ 470**	$ -	$ 470	*
314041000117900	CON 3 LOT 28	RANKIN LINDA KATHLEEN	24.19	9.79	24.19	9.79	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000118000	CON 3 S PT LOT 29 S PT LOT;30	FISCHER NANCY ANNE & RAE STANLEY	24.36	9.86	24.36	9.86	$ -	$ -	$ -	**$ -**	$ -	$ -	
314041000699903	WALLACE CON 2 PT LOTS 25 AND;26 CON 4 PT LOT 24 CON 9 PT;LOT 4 CON 10 PT LOT 4 RP;44R3254 PARTS 1 AND 4 PT;PART 2 RP 44R3255 PART 1 RP	NORTH PERTH MUNICIPALITY	7.71	3.12	7.71	3.12	$ -	$ -	$ -	**$ -**	$ -	$ -	
Total Estimated Assessment - Lands			*734.50*	*297.25*	***790.24***	***319.81***	***$ 39,544***	***$ 97,837***	***$ 405,181***	***$ 542,600***	*$ (8,300)*	*$ 534,262*	
Roads													
	Line 87 East	The Municipality of North Perth	2.64	1.07	5.95	2.41	$ -	$ 9,179	$ -	**$ 9,179**	$ -	$ 9,179	
	Highway 23 North	Ontario Ministry of Transportation	8.65	3.50	19.46	7.88	$ 1,276	$ 5,488	$ 128,900	**$ 135,664**	$ -	$ 135,664	
	Line 87 West	The Municipality of North Perth	8.30	3.36	18.68	7.56	$ -	$ 52	$ 38,500	**$ 38,552**	$ -	$ 38,552	
	Wallace Ave. N	The Municipality of North Perth	6.60	2.67	14.84	6.01	$ -	$ 73	$ -	**$ 73**	$ -	$ 73	
	Fairlane Road	The Municipality of North Perth	4.20	1.70	9.45	3.83	$ -	$ -	$ -	**$ -**	$ -	$ -	
	Wallace Industrial Row	The Municipality of North Perth	1.33	0.54	3.00	1.22	$ -	$ -	$ -	**$ -**	$ -	$ -	
	Gas on Line 87	Enbridge Gas	-	-	-	-	$ -	$ -	$ 52,057	**$ 52,057**	$ -	$ 52,057	
	Gas on Highway 23	Enbridge Gas	-	-	-	-	$ -	$ -	$ 55,743	**$ 55,743**	$ -	$ 55,743	
	Road 165	The Municipality of North Perth	1.73	0.70	3.89	1.58	$ -	$ -	$ -	**$ -**	$ -	$ -	
Total Estimated Assessment - Roads			*33.46*	*13.54*	***75.28***	***30.47***	***$ 1,276***	***$ 14,792***	***$ 275,200***	***$ 291,300***	*$ -*	*$ 291,268*	
TOTAL ESTIMATED ASSESSMENTS			*767.96*	*310.79*	*865.52*	***350.27***	***$ 40,820***	***$ 112,629***	***$ 680,381***	***$ 833,900***	*$ (8,300)*	*$ 825,530*	

Summary for OMAFRA Grant Purposes	Main Drain
1. Canada Owned Lands	
2. Ontario Lands	$ 6,760
3. Municipal Lands	$ 11,130
4. Privately Owned Non-Agricultural	$ 39,070
5a. Privately Owned Agricultural - Grantable	$ 96,490
5b. Privately Owned Agricultural - Non Grantable	
6a. Special Non-Proratable Assessments - Agricultural Grantable	
6b. Special Non-Proratable Assessments - Agricultural Non-Grantable	
6c. Special Non-Proratable Assessments - Section 24/26	$ 680,381
TOTAL	$ 833,800

Appendix B
Schedule of Assessments for Future Maintenance

Schedule of Assessment for Future Maintenance
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Closed Section

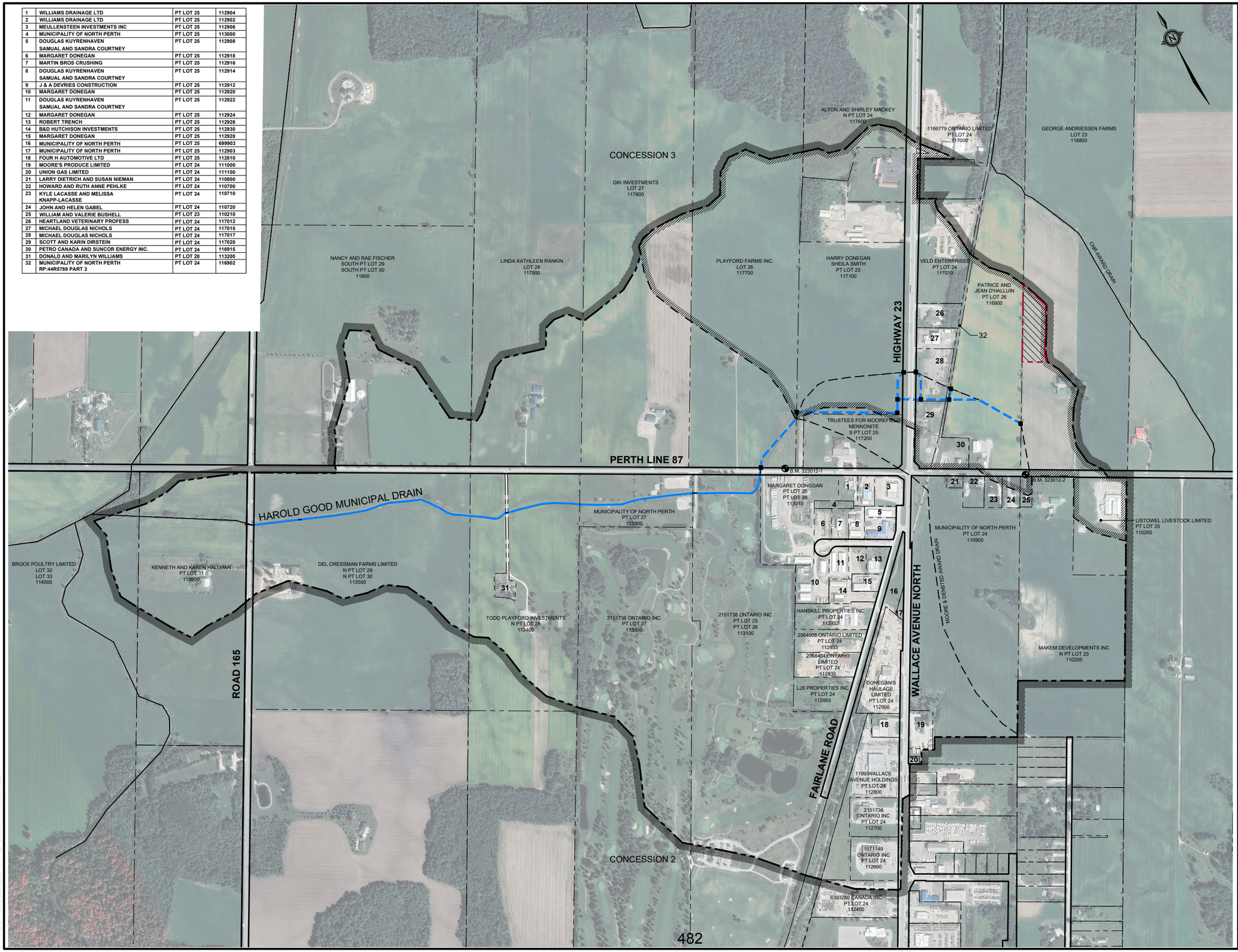
Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	2.3	2.3	5.7	2.4%
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.2	0.2	0.6	0.2%
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.1	0.1	0.2	0.1%
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.2	0.2	0.6	0.2%
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	4.8	4.8	12.0	5.1%
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	9.7	9.7	24.1	10.3%
314041000116902	CON 3 PT LOT 24 RP:44R5788 PART 2	NORTH PERTH MUNICIPALITY	0.4	0.4	1.0	0.4%
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	0.8	1.3	3.3	1.4%
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.2	0.4	1.0	0.4%
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	3.4	3.4	8.4	3.6%
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	0.8	1.4	3.5	1.5%
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	0.7	1.1	2.7	1.2%
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	1.4	2.4	5.9	2.5%
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	1.3	1.7	4.2	1.8%
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	14.6	14.6	35.9	15.3%
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	4.2	6.9	17.1	7.3%
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	4.2	7.0	17.2	7.3%
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	2.5	4.1	10.2	4.4%
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	1.9	1.9	4.7	2.0%
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	16.1	16.1	39.9	17.0%
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	2.8	2.8	6.8	2.9%
		Total on Lands	72.6	83.0	205.0	87.3%
	Line 87 East	The Municipality of North Perth	1.1	2.4	5.9	2.5%
	Highway 23 North	Ontario Ministry of Transportation	3.5	7.9	19.5	8.3%
	Line 87 West	The Municipality of North Perth	0.6	1.4	3.4	1.4%
	Wallace Ave. N	The Municipality of North Perth	0.2	0.4	1.1	0.4%
		Total on Roads	5.4	12.1	29.8	12.7%
		Total Assessment	77.9	95.1	234.9	100.0%

Schedule of Assessment for Future Maintenance
Prepared by GEI Consultants Canada Limited July 2025
Harold Good Municipal Drain - Open Section

Roll Number	Legal Description	Owner	Land Area	Adjusted Area		Maintenance Assessment
			ha.	ha.	ac.	
314041000110200	CON 2 PT LOT 23 AS RP 44R631;PART 1	LISTOWEL LIVESTOCK LIMITED	1.7	0.0	0.0	0.0%
314041000110205	CON 2 N PT LOT 23	MAKEM DEVELOPMENTS INC.	13.0	0.0	0.0	0.0%
314041000110210	CON 2 N PT LOT 23 AS RP;44R3361 PART 1	BUSHELL WILLIAM MORLEY & VALERIE LYNN	0.3	0.4	1.0	0.1%
314041000110700	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 1	PEHLKE HOWARD & RUTH ANNE AGNES	0.5	0.7	1.7	0.2%
314041000110710	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 2	LACASSE KYLE PATRICK NORMAN & KNAPP-LACASSE MELISSA L	0.4	0.6	1.4	0.2%
314041000110720	WALLACE CON 2 PT LOT 24 RP;44R4996 PART 3	GABEL JOHN EDWARD & HELEN DIANE	0.4	0.6	1.4	0.2%
314041000110800	CON 2 PT LOT 24	DIETRICH LARRY MICHAEL & NEIMAN SUSAN ELIZABETH	0.2	0.2	0.5	0.1%
314041000110900	CON 2 PT LOT 24	NORTH PERTH MUNICIPALITY	22.0	36.7	90.6	10.5%
314041000111000	PLAN 487 LOT 1 CON 2 PT LOT;24 AS RP RR42064 PARTS 1 & 2	MOORE'S PRODUCE LIMITED	0.7	1.2	3.0	0.3%
314041000111100	PLAN 487 LOT 2	UNION GAS LIMITED	0.1	0.1	0.3	0.0%
314041000112400	CON 2 PT LOT 25	6393250 CANADA INC	0.4	0.7	1.7	0.2%
314041000112600	PLAN 487 LOT 22	1571149 ONTARIO INC	1.6	2.7	6.7	0.8%
314041000112700	PLAN 487 LOT 23	2151738 ONTARIO INC	1.5	2.5	6.2	0.7%
314041000112800	RCP 487 PT LOT 24	1199 WALLACE AVENUE HOLDINGS	3.5	5.8	14.4	1.7%
314041000112810	PLAN 487 LOT 25	FOUR H AUTOMOTIVE LTD	0.5	0.9	2.1	0.2%
314041000112900	WALLACE CON 2 PT LOT 25 AND;RP 44R4468 PARTS 1 AND 2	DONEGAN'S HAULAGE LIMITED	2.5	4.1	10.1	1.2%
314041000112902	CON 2 PT LOT 25 RP 44R3060;PART 2	DABS 2014 INC	0.4	0.7	1.6	0.2%
314041000112903	WALLLACE CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.1	0.2	0.5	0.1%
314041000112904	CON 2 PT LOT 25 RP 44R3383;PARTS 3 TO 6	DABS 2014 INC	0.4	0.7	1.6	0.2%
314041000112906	CON 2 PT LOT 25 AS RP;44R2545 PART 1 AND RP;44R2692 PART 1 AND RP;44R3060 PART 1	MEULENSTEEN INVESTMENTS INC	0.7	1.1	2.8	0.3%
314041000112908	CON 2 PT LOT 25 AS RP;44R2466 PART 2	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUEL JOSEPH	0.3	0.5	1.2	0.1%
314041000112912	CON 2 PT LOT 25 AS RP;44R2466 PART 1	J & A DEVRIES CONSTRUCTION I	0.5	0.9	2.2	0.3%
314041000112914	CON 2 PT LOT 25 AS 44R2369;PART 3 4 10	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.4	0.7	1.6	0.2%
314041000112916	CON 2 PT LOT 25 AS RP;44R2369 PART 5 6 9	MARTIN BROS CRUSHING LTD	0.4	0.7	1.7	0.2%
314041000112918	CON 2 PT LOT 25 AS RP;44R2369 PART 7 8	DONEGAN GERALD SAMUEL	0.4	0.7	1.8	0.2%
314041000112920	CON 2 PT LOT 25 AS RP;44R2369 PART 1	DONEGAN GERALD SAMUEL	1.1	1.9	4.7	0.5%
314041000112922	CON 2 PT LOT 25 AS RP;44R2374 PART 3	KUYVENHOVEN DOUGLAS GERALD & COURTNEY SAMUAL JOSEPH	0.5	0.8	2.0	0.2%
314041000112924	CON 2 PT LOT 25 AS RP;44R2374 PART 2	DONEGAN GERALD SAMUEL	0.4	0.7	1.6	0.2%
314041000112926	CON 2 PT LOT 25 AS RP;44R2374 PART 1	TRENCH ROBERT WAYNE	0.5	0.8	1.9	0.2%
314041000112928	CON 2 PT LOT 25 AS RP;44R1849 PART 1,2	DONEGAN GERALD SAMUEL	0.4	0.7	1.6	0.2%
314041000112930	CON 2 PT LOT 25 AS RP;44R1760 PARTS 1,2 & 3	B & D HUTCHISON INVESTMENTS & HUTCHISON BARRY KENNETH	0.7	1.1	2.7	0.3%
314041000112932	CON 2 PT LOT 25 AS RP;44R2015 PART 1	HANSKILL PROPERTIES INC	1.6	2.6	6.5	0.8%
314041000112933	CON 2 PT LOT 25 AS RP 44R969;PART 2 AND RP 44R1507 PART 2	2064008 ONTARIO LTD	1.3	2.1	5.2	0.6%
314041000112935	CON 2 PT LOT 25 AS RP 44R969;PART 3 AND RP 44R1507 PART 3	2048404 ONTARIO LIMITED	1.2	2.1	5.1	0.6%
314041000112955	CON 2 PT LOT 25 AS RP;44R2055 PART 2	L J S PROPERTIES INC	1.5	2.5	6.2	0.7%
314041000113000	CON 2 PT LOT 25	NORTH PERTH MUNICIPALITY	0.2	0.2	0.6	0.1%
314041000113010	CON 2 PT LOT 25 PT LOT 26	DONEGAN GERALD SAMUEL	4.3	7.1	17.6	2.0%
314041000113100	CON 2 PT LOTS 25 AND 26 RP;44R1507 PARTS 1 AND 4 RP;44R2055 PART 1	2151738 ONTARIO INC	31.8	31.8	78.6	9.1%
314041000113125	CON 2 PT LOTS 26,27,28 AS RP;44R1099 PARTS 3 & 4 WITH ROW	NORTH PERTH MUNICIPALITY	4.7	4.7	11.5	1.3%
314041000113200	CON 2 PT LOT 28 AS RP 44R460;PART 1 PART 2 AND RP 44R2564;PART 1 SUBJT TO ROW	WILLIAMS DONALD WAYNE & MARILYN RUTH	0.6	0.7	1.8	0.2%
314041000113300	CON 2 PT LOTS 26 TO 28 RP;44R1099 PARTS 1 AND 5 RP;44R3856 PT PART 1	2151738 ONTARIO INC	21.4	21.4	52.8	6.1%
314041000113400	WALLACE CON 2 N PT LOT 28	TODD PLAYFORD INVESTMENTS IN	16.1	16.1	39.8	4.6%
314041000113500	CON 2 N PT LOT 29 N PT LOT;30	DEL CRESSMAN FARMS LTD	20.2	20.2	49.8	5.8%
314041000113800	CON 2 PT LOT 31	ROBERT RUMPH	11.5	11.5	28.4	3.3%
314041000116800	CON 3 LOT 23	GEORGE ANDRIESSEN FARMS LTD	4.8	4.8	12.0	1.4%
314041000116900	CON 3 PT LOT 24	D'HALLUIN PATRICE & JEAN	9.7	9.7	24.1	2.8%
314041000116902	CON 3 PT LOT 24 RP;44R5788 PART 2	NORTH PERTH MUNICIPALITY	0.4	0.4	1.0	0.1%
314041000116915	CON 3 PT LOT 24 AS RP 44R918;PART 1	PETRO-CANADA C/O SUNCOR ENERGY INC.	0.8	1.3	3.3	0.4%
314041000117000	CON 3 PT LOT 24 RP 44R3395;PART 7	1066779 ONTARIO LIMITED C/O STOLZ FARM MACHINERY	0.2	0.4	1.0	0.1%
314041000117010	CON 3 PT LOT 24 AS RP;44R3292 PART 1 AND RP;44R3395 PART 5	VELD ENTERPRISES INC	3.4	3.4	8.4	1.0%
314041000117012	CON 3 PT LOT 24 AS RP 44R816;PART 1 AND RP 44R3395 PART 4	HEARTLAND VETERINARY PROFESS	0.8	1.4	3.5	0.4%
314041000117015	CON 3 PT LOT 24 AS RP;44R2815 PARTS 3 & 4 AND RP;44R3395 PART 3	NICHOLS MICHAEL DOUGLAS	0.7	1.1	2.7	0.3%
314041000117017	CON 3 PT LOT 24 AS RP;44R2815 PARTS 1 & 2 AND RP;44R3395 PART 2	NICHOLS MICHAEL DOUGLAS C/O JC MILLWRIGHTS INC.	1.4	2.4	5.9	0.7%
314041000117020	CON 3 PT LOT 24 RP 44R3395;PART 1	DIRSTEIN SCOTT F & KARIN MATINA	1.3	1.7	4.2	0.5%
314041000117100	CON 3 PT LOT 25	DONEGAN HARRY FREDERICK, DONEGAN SHEILA ADELL, C/O DONEGAN'S HAULAGE	14.6	14.6	35.9	4.2%
314041000117110	CON 3 PT LOT 25 AS RP;44R1055 PART 1	1000142624 ONTARIO INC	4.2	6.9	17.1	2.0%
314041000117200	CON 3 S PT LOT 25	TRUSTEES FOR MOOREFIELD MENN	4.2	7.0	17.2	2.0%
314041000117400	CON 3 PT LOT 25	NEW LISTOWEL COUNTRY INN LTD	2.5	4.1	10.2	1.2%
314041000117600	CON 3 N PT LOT 25	MACKAY ALTON LEWIS & SHIRLEY MARIE	1.9	1.9	4.7	0.5%
314041000117700	CON 3 LOT 26	PLAYFORD FARMS INC	25.5	25.5	63.0	7.3%
314041000117800	CON 3 LOT 27	GKI INVESTMENTS INC	17.2	17.2	42.4	4.9%
314041000117900	CON 3 LOT 28	RANKIN LINDA KATHLEEN	9.8	9.8	24.2	2.8%
314041000118000	CON 3 S PT LOT 29 S PT LOT;30	FISCHER NANCY ANNE & RAE STANLEY	9.9	9.9	24.4	2.8%
314041000699903	WALLACE CON 2 PT LOTS 25 AND;26 CON 4 PT LOT 24 CON 9 PT;LOT 4 CON 10 PT LOT 4 RP;44R3254 PARTS 1 AND 4 PT;PART 2 RP 44R3255 PART 1 RP	NORTH PERTH MUNICIPALITY	3.1	3.1	7.7	0.9%
		Total on Lands	289.2	318.9	787.7	91.3%
	Line 87 East	The Municipality of North Perth	1.1	2.4	5.9	0.7%
	Highway 23 North	Ontario Ministry of Transportation	3.5	7.9	19.5	2.3%
	Line 87 West	The Municipality of North Perth	3.4	7.6	18.7	2.2%
	Wallace Ave. N	The Municipality of North Perth	2.7	6.0	14.8	1.7%
	Fairlane Road	The Municipality of North Perth	1.7	3.8	9.4	1.1%
	Wallace Industrial Row	The Municipality of North Perth	0.5	1.2	3.0	0.3%
	Road 165	The Municipality of North Perth	0.7	1.6	3.9	0.5%
		Total on Roads	13.5	30.5	75.2	8.7%
		Total Assessment	302.7	349.4	862.9	100.0%

Appendix C
Drawings

1	WILLIAMS DRAINAGE LTD	PT LOT 25	112904
2	WILLIAMS DRAINAGE LTD	PT LOT 25	112902
3	MEULLENSTEEN INVESTMENTS INC	PT LOT 25	112906
4	MUNICIPALITY OF NORTH PERTH	PT LOT 25	113000
5	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112908
6	MARGARET DONEGAN	PT LOT 25	112918
7	MARTIN BROS CRUSHING	PT LOT 25	112916
8	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112914
9	J & A DEVRIES CONSTRUCTION	PT LOT 25	112912
10	MARGARET DONEGAN	PT LOT 25	112920
11	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112922
12	MARGARET DONEGAN	PT LOT 25	112924
13	ROBERT TRENCH	PT LOT 25	112926
14	B&D HUTCHISON INVESTMENTS	PT LOT 25	112930
15	MARGARET DONEGAN	PT LOT 25	112928
16	MUNICIPALITY OF NORTH PERTH	PT LOT 25	699903
17	MUNICIPALITY OF NORTH PERTH	PT LOT 25	112903
18	FOUR H AUTOMOTIVE LTD	PT LOT 25	112810
19	MOORE'S PRODUCE LIMITED	PT LOT 24	111000
20	UNION GAS LIMITED	PT LOT 24	111100
21	LARRY DIETRICH AND SUSAN NIEMAN	PT LOT 24	110800
22	HOWARD AND RUTH ANNE PEHLKE	PT LOT 24	110700
23	KYLE LACASSE AND MELISSA KNAPP-LACASSE	PT LOT 24	110710
24	JOHN AND HELEN GABEL	PT LOT 24	110720
25	WILLIAM AND VALERIE BUSHELL	PT LOT 23	110210
26	HEARTLAND VETERINARY PROFESS	PT LOT 24	117012
27	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117015
28	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117017
29	SCOTT AND KARIN DIRSTEIN	PT LOT 24	117020
30	PETRO CANADA AND SUNCOR ENERGY INC.	PT LOT 24	116915
31	DONALD AND MARILYN WILLIAMS	PT LOT 28	113200
32	MUNICIPALITY OF NORTH PERTH RP:44R5788 PART 2	PT LOT 24	116902



NOTES :

1. CONTRACTOR IS TO OBTAIN UTILITY LOCATES PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS TO CONNECT EXISTING TILES DURING CONSTRUCTION.

NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
min.	MINIMUM
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- PROPERTY LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- BENCHMARK LOCATION
- OPEN MUNICIPAL DRAIN (PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (PART OF REPORT)
- OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
- WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- TILE DRAINAGE TO A DIFFERENT WATERSHED

75 0 50 100 200
1:5000 (m) ARCH "D" 24x36

BENCH MARKS :

BM 323012-1 ELV = 383.065m
SPIKE IN THE WEST FACE OF HYDRO POLE SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE SECOND POLE EAST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

BM 323012-2 ELV = 387.484m
SPIKE IN THE NORTH FACE OF HYDRO POLE ON SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE FIRST POLE WEST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

LICENSED PROFESSIONAL ENGINEER
Aug 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
2	08/20/25	FOR ENGINEERS REPORT	B.G.
1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

HAROLD GOOD MUNICIPAL DRAIN

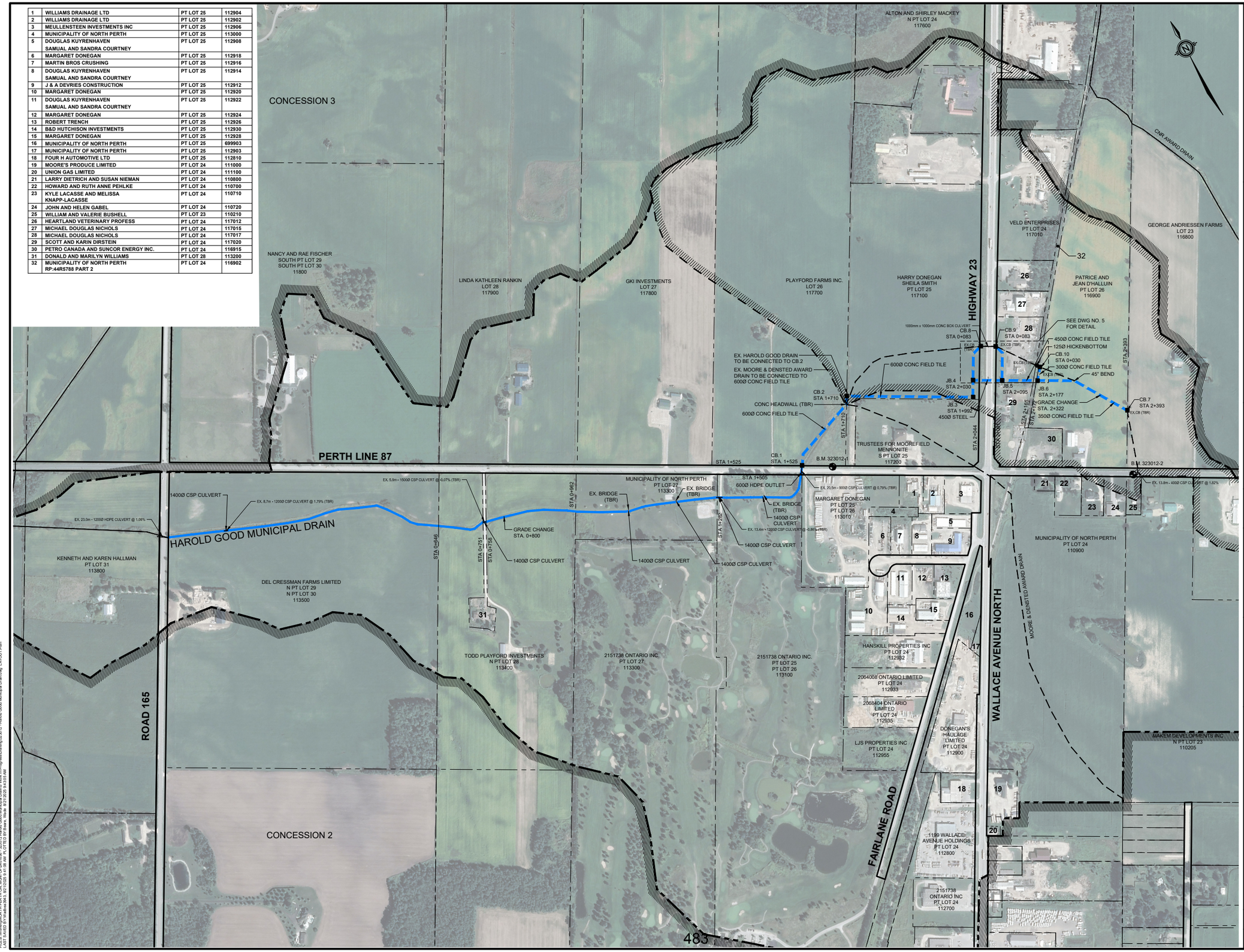
MUNICIPALITY OF NORTH PERTH

WATERSHED & PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	1
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

FILE:S:\Wellington\NORTH PERTH\Old Mill\323012\5 - 323012 Harold Good Municipal Drain\2 Work In Progress\Drafting\323012 - Harold Good Municipal Drain.dwg LAYOUT:Watershed
LAST SAVED BY:Walker.Bell 9/21/2025 9:41:08 AM PLOTTED BY:Blake, Wade 9/21/2025 9:42:52 AM

1	WILLIAMS DRAINAGE LTD	PT LOT 25	112904
2	WILLIAMS DRAINAGE LTD	PT LOT 25	112902
3	MEULLENSTEEN INVESTMENTS INC	PT LOT 25	112906
4	MUNICIPALITY OF NORTH PERTH	PT LOT 25	113000
5	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112908
6	MARGARET DONEGAN	PT LOT 25	112918
7	MARTIN BROS CRUSHING	PT LOT 25	112916
8	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112914
9	J & A DEVRIES CONSTRUCTION	PT LOT 25	112912
10	MARGARET DONEGAN	PT LOT 25	112920
11	DOUGLAS KUYRENHAVEN SAMUAL AND SANDRA COURTNEY	PT LOT 25	112922
12	MARGARET DONEGAN	PT LOT 25	112924
13	ROBERT TRENCH	PT LOT 25	112926
14	B&D HUTCHISON INVESTMENTS	PT LOT 25	112930
15	MARGARET DONEGAN	PT LOT 25	112928
16	MUNICIPALITY OF NORTH PERTH	PT LOT 25	699903
17	MUNICIPALITY OF NORTH PERTH	PT LOT 25	112903
18	FOUR H AUTOMOTIVE LTD	PT LOT 25	112810
19	MOORE'S PRODUCE LIMITED	PT LOT 24	111000
20	UNION GAS LIMITED	PT LOT 24	111100
21	LARRY DIETRICH AND SUSAN NIEMAN	PT LOT 24	110800
22	HOWARD AND RUTH ANNE PEHLKE	PT LOT 24	110700
23	KYLE LACASSE AND MELISSA KNAPP-LACASSE	PT LOT 24	110710
24	JOHN AND HELEN GABEL	PT LOT 24	110720
25	WILLIAM AND VALERIE BUSHELL	PT LOT 23	110210
26	HEARTLAND VETERINARY PROFESS	PT LOT 24	117012
27	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117015
28	MICHAEL DOUGLAS NICHOLS	PT LOT 24	117017
29	SCOTT AND KARIN DIRSTEIN	PT LOT 24	117020
30	PETRO CANADA AND SUNCOR ENERGY INC.	PT LOT 24	116915
31	DONALD AND MARILYN WILLIAMS	PT LOT 28	113200
32	MUNICIPALITY OF NORTH PERTH RP:44R5788 PART 2	PT LOT 24	116902



NOTES :

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NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
min.	MINIMUM
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- PROPERTY LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- BENCHMARK LOCATION
- OPEN MUNICIPAL DRAIN (PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (PART OF REPORT)
- OPEN MUNICIPAL DRAIN (NOT PART OF REPORT)
- CLOSED MUNICIPAL DRAIN (NOT PART OF REPORT)
- WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- TBR TO BE REMOVED
- PROPOSED HICKENBOTTOM

50 20 0 50 100 150
1:4000 (m) ARCH 'D' 24x36

BENCH MARKS :

BM 323012-1 ELV = 383.065m
SPIKE IN THE WEST FACE OF HYDRO POLE SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE SECOND POLE EAST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

BM 323012-2 ELV = 387.484m
SPIKE IN THE NORTH FACE OF HYDRO POLE ON SOUTH SIDE OF PERTH LINE 87. HYDRO POLE IS THE FIRST POLE WEST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

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LICENSED PROFESSIONAL ENGINEER
Aug. 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

NO.	MM/DD/YY	REVISION DESCRIPTION	CHK'D
2	08/20/25	FOR ENGINEERS REPORT	B.G.
1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

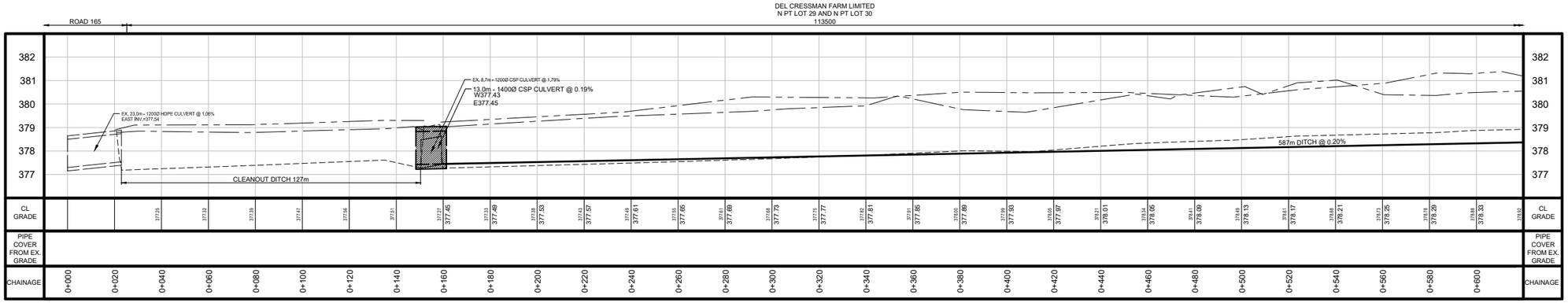
HAROLD GOOD MUNICIPAL DRAIN

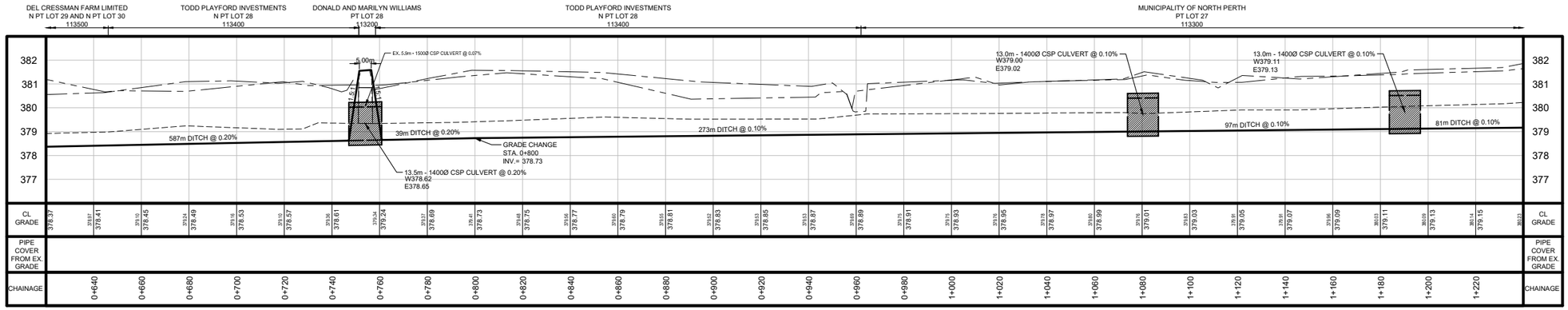
MUNICIPALITY OF NORTH PERTH

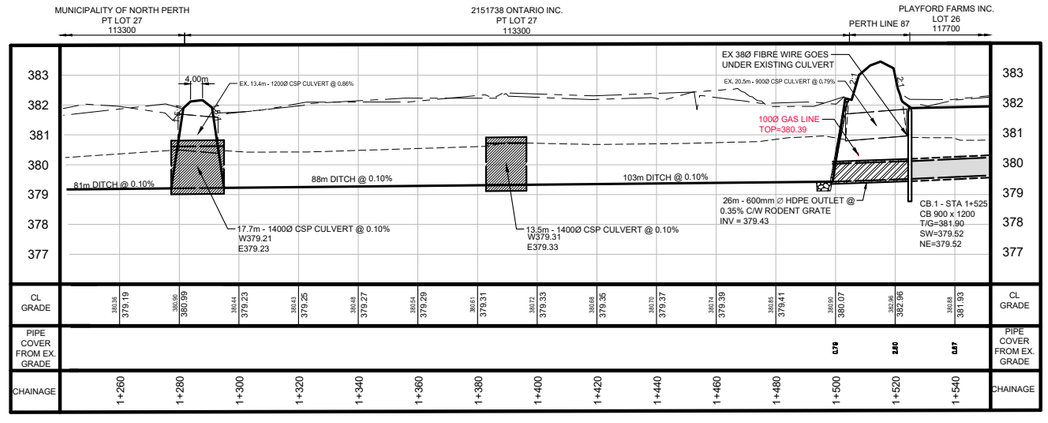
PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	2
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

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LAST SAVED BY:Wadlow,Mark 9/21/2025 9:41:08 AM PLOTTED BY:Bare, Wade 9/23/2025 9:43:00 AM







NOTES :

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NOMENCLATURE:

APPROX.	APPROXIMATE
c/w	COMPLETE WITH
CB	CATCH BASIN
CONC.	CONCRETE
CL	CENTER
CSP	CORRUGATED STEEL PIPE
Ø	DIAMETER
DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
EX.	EXISTING
INV.	INVERT
min.	MINIMUM
PL	PROPERTY LINE
R	RADIUS
STA.	STATION
TYP.	TYPICAL
T/G	TOP OF GRATE ELEVATION (NOTE: FOR BIRDCAGE GRATE = LOWER / GROUND ELEV.)
TBR	TO BE REMOVED

LEGEND:

- EX. SURFACE PROFILE
- EX. TOP OF BANK LEFT (NORTH OR WEST BANK)
- EX. TOP OF BANK RIGHT (SOUTH OR EAST BANK)
- CONCRETE FIELD TILE
- HIGH DENSITY POLYETHYLENE PIPE
- STEEL PIPE
- PROPOSED RIP-RAP
- PROPOSED CATCH BASIN

BENCH MARKS :

BM 323012-1 ELV = 383.065m
SPIKE IN THE WEST FACE OF HYDRO POLE SOUTH SIDE OF PERTH LINE 87, HYDRO POLE IS THE SECOND POLE EAST OF HAROLD GOOD MUNICIPAL DRAIN CROSSING

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Aug. 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

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0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

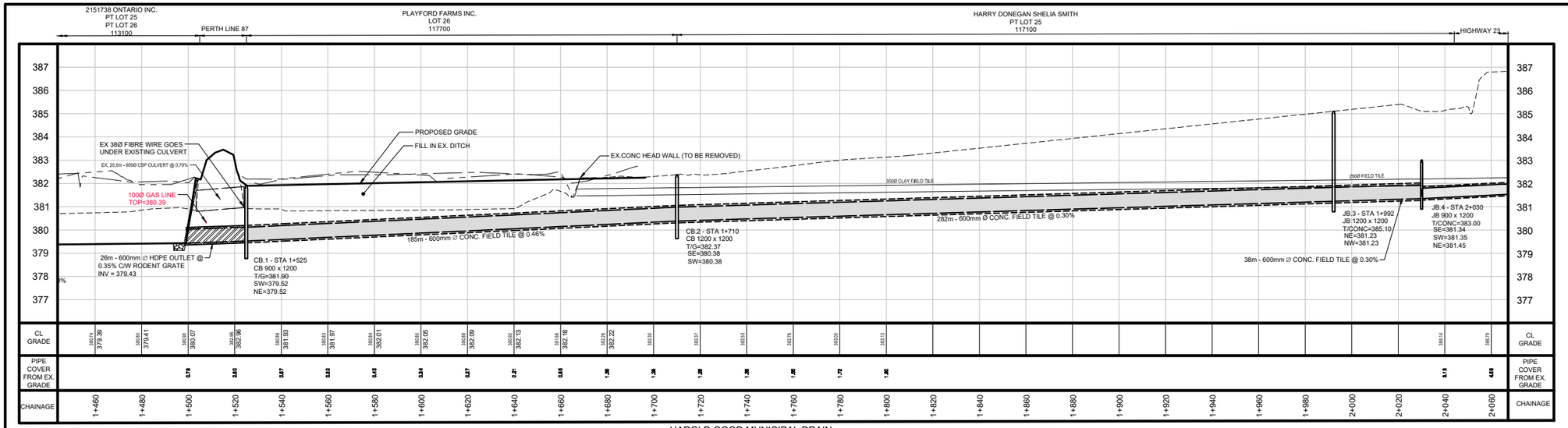
HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

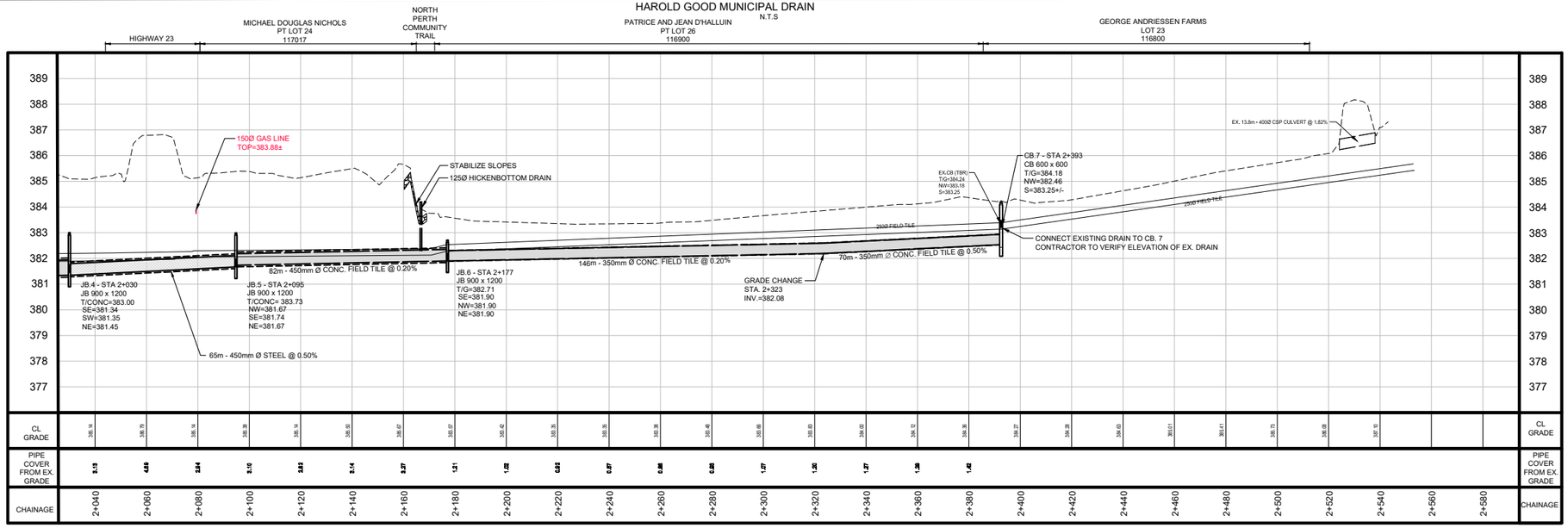
OPEN DITCH PROFILE

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DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

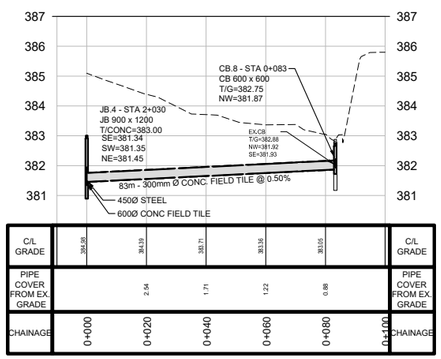
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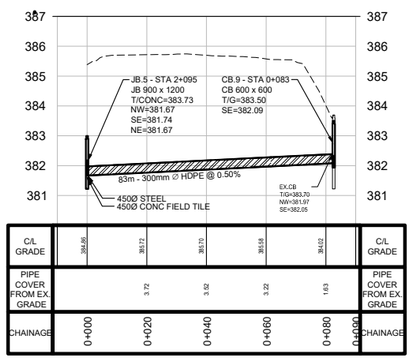
HAROLD GOOD MUNICIPAL DRAIN
N.T.S



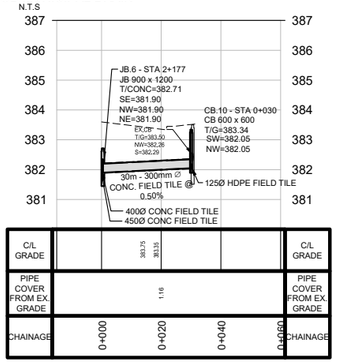
HAROLD GOOD MUNICIPAL DRAIN
N.T.S



OFFSET CB.8 BRANCH
N.T.S



OFFSET CB.9 BRANCH
N.T.S



OFFSET CB.10 BRANCH
N.T.S

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DICB	DITCH INLET CATCH BASIN
ELEV.	ELEVATION
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TBR	TO BE REMOVED

LEGEND:

- EX. SURFACE PROFILE
- CONCRETE FIELD TILE
- HIGH DENSITY POLYETHYLENE PIPE
- STEEL PIPE
- PROPOSED RIP-RAP
- PROPOSED CATCH BASIN

BENCH MARKS :

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LICENSED PROFESSIONAL ENGINEER
Aug. 20, 2025
B.A. GOWING
100219291
PROVINCE OF ONTARIO

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2	08/20/25	FOR ENGINEERS REPORT	B.G.
1	03/25/24	CHANGE OF DRAIN DESIGN	M.A
0	04/25/23	PRELIMINARY	--

STRUCTURE DETAIL SCHEDULE - HAROLD GOOD MUNICIPAL DRAIN

ITEM NO.	STA.	STRUCTURE DESCRIPTION	SIZE
1	1+525	CB.1	900mm x 1200mm
2	1+710	CB.2	1200mm x 1200mm
3	1+992	JB.3	1200mm x 1200mm
4	2+030	JB.4	900mm x 1200mm
5	2+095	JB.5	900mm x 1200mm
6	2+177	JB.6	900mm x 1200mm
7	2+393	CB.7	600mm x 600mm

PIPE DETAIL SCHEDULE - HAROLD GOOD MUNICIPAL DRAIN

STA. FROM	STA. TO	MATERIAL	SIZE (mm Ø)	SLOPE (%)	LENGTH (m)
STA. 1+499	STA. 1+525	HDPE C/W RODENT GRATE	600	0.35	26
STA. 1+525	STA. 1+710	CONC FIELD TILE	600	0.46	185
STA. 1+710	STA. 1+992	CONC FIELD TILE	600	0.30	282
STA. 1+992	STA. 2+030	CONC FIELD TILE	600	0.30	38
STA. 1+030	STA. 2+095	STEEL	450	0.50	65
STA. 2+095	STA. 2+177	CONC FIELD TILE	450	0.20	82
STA. 2+177	STA. 2+323	CONC FIELD TILE	350	0.20	146
STA. 2+323	STA. 2+393	CONC FIELD TILE	350	0.50	70

OFFSET CB STRUCTURE - HAROLD GOOD MUNICIPAL DRAIN

ITEM NO.	STA.	STRUCTURE DESCRIPTION	SIZE
1	0+083	CB.8	600mm x 600mm
2	0+083	CB.9	600mm x 600mm
3	0+030	CB.10	600mm x 600mm

OFFSET CB PIPE - HAROLD GOOD MUNICIPAL DRAIN

OFFSET BRANCH	STA. FROM	STA. TO	MATERIAL	SIZE (mm Ø)	SLOPE (%)	LENGTH (m)
CB.8	STA. 0+000	STA. 0+083	CONC FIELD TILE	300	0.50	83
CB.9	STA. 0+000	STA. 0+083	HDPE	300	0.60	83
CB.10	STA. 0+000	STA. 0+030	CONC FIELD TILE	300	0.50	30

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

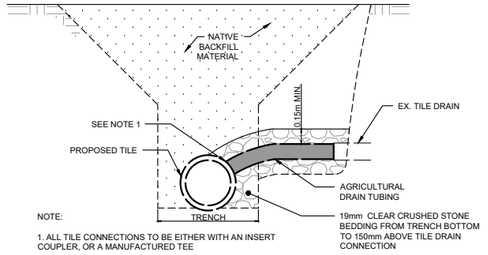
HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

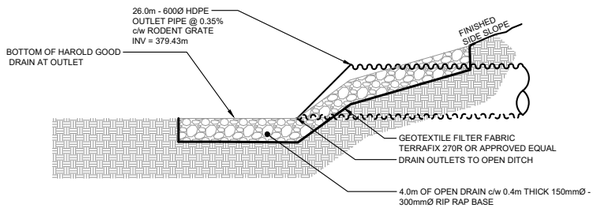
CLOSED DRAIN PROFILE

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W.B/A.B	--	323012	4
DESIGNED BY :	DATE :	SCALE :	
M.A.	MARCH 2024	N.T.S.	

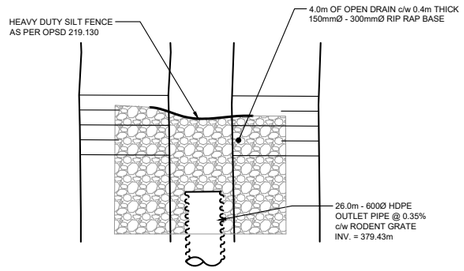
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LAST SAVED BY:Wadams3943, 9/21/2025 9:41:06 AM PLOTTED BY:Blake Wade 9/21/2025 9:44:09 AM



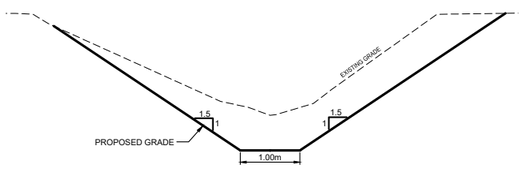
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N.T.S.



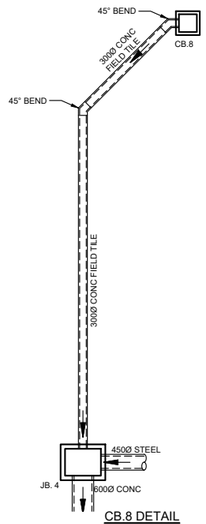
OUTLET PIPE DETAIL - PROFILE
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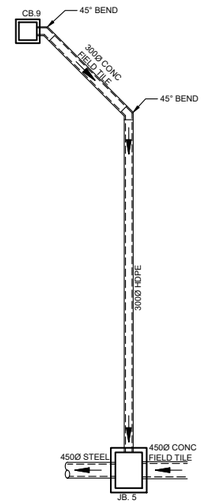
OUTLET PIPE DETAIL - PLAN
N.T.S.



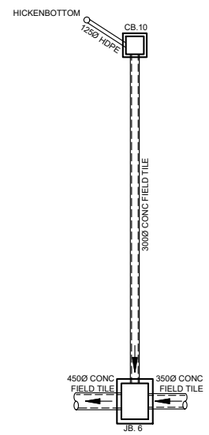
TYPICAL DITCH SECTION
N.T.S.



CB.8 DETAIL
N.T.S



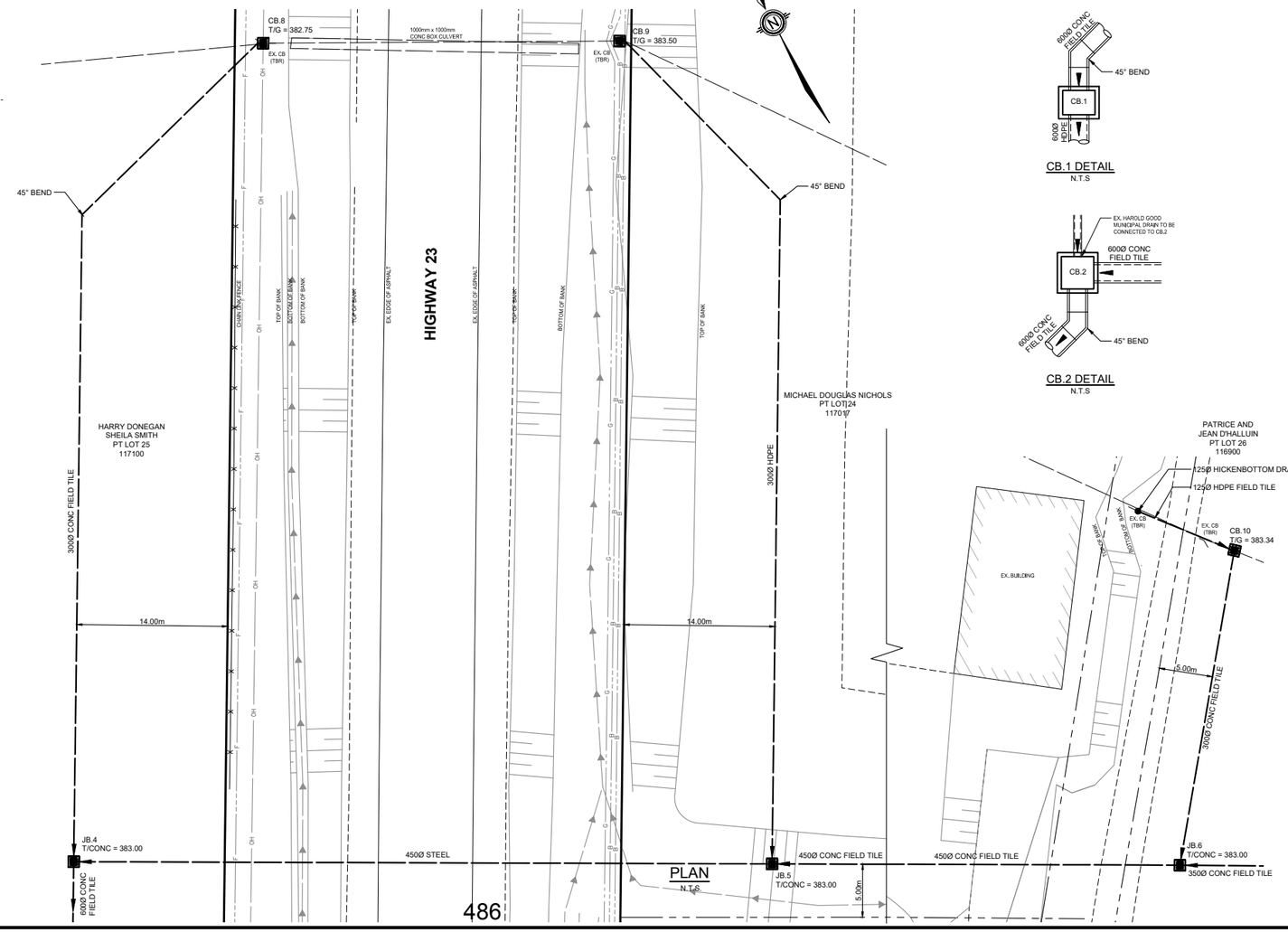
CB.9 DETAIL
N.T.S



CB.10 DETAIL
N.T.S

CB.1 DETAIL
N.T.S

CB.2 DETAIL
N.T.S



PLAN
N.T.S.

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TBR	TO BE REMOVED

LEGEND:

BENCH MARKS :

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Aug. 20, 2025
B. A. GOWING
100219291
PROVINCE OF ONTARIO

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0	04/25/23	PRELIMINARY	--

GEI Consultants
975 WALLACE AVENUE NORTH
LISTOWEL, ONTARIO N4W 1M6
519.291.9339

HAROLD GOOD MUNICIPAL DRAIN

MUNICIPALITY OF NORTH PERTH

SECTIONS AND DETAILS

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
W.B/A.B	--	323012	5
DESIGNED BY :	DATE :	SCALE :	
M.A.	APRIL 2023	N.T.S.	

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LAST SAVED BY Wbeasley3421, 8/21/2025 9:41:18 AM PLOTTED BY Beach, Wade, 8/21/2025 9:44:44 AM

Appendix D
Special Provisions

Special Provisions (Non-Tender Items)
For The Construction of The
Harold Good Municipal Drain 2025
Municipality of North Perth

STANDARD SPECIFICATIONS

Where reference is made to OPSS or OPSD, the Contractor shall refer to the latest revision of the Ontario Provincial Standard Specifications and the Ontario Provincial Standard Drawings. Where reference is made to OPSS, it shall be assumed to refer to OPSS.MUNI wherever equivalent municipal specifications exist. These specifications and drawings may not be bound within this document. They are available on-line from the Ontario Ministry of Transportation.

All work to be undertaken shall comply with the latest version of OPSS and OPSD, unless superseded by the Special Provisions included herein.

Where in the Specifications the word "Corporation", "Municipality" or "Owner" occurs it shall mean the "Municipality of North Perth".

Where in the Specifications the word "Engineer" occurs, it shall mean "GEI Consultants Canada Ltd.".

ALIGNMENT

The Contractor shall be responsible for the true and proper setting out of the work and for the correctness of the position, elevation and alignment of all parts of the work in accordance with accepted survey procedures. Using qualified personnel and following accepted engineering practice, the Contractor shall calculate, layout, establish and maintain all lines and grades necessary for the construction and verification of the work. The Contractor shall provide such information on the calculations, layout, lines and grades as the Engineer may at any time require.

All elevations and dimensions pertaining to the work shall be verified by the Contractor before commencing work. The Contractor shall be responsible for, and bear the cost of, field verification of all elevations and dimensions as they affect the work. Any discrepancy between the actual conditions and details on the drawings shall be reported to the Engineer before proceeding with the work or fabricating materials so affected. Any delay or cost incurred by the Contractor's failure to comply with this provision shall be borne by the Contractor.

Any discrepancies, errors, omissions or inconsistencies in the information shall be reported to the Engineer before proceeding with the work.

The Contractor shall use electronic means (laser, GPS) or equivalent line and grade control methods to maintain the vertical and horizontal alignment shown on the plans. Batter boards or any other means will not be acceptable. All tile drains shall be installed to a maximum vertical tolerance of +/-25mm, and any deviation from this tolerance shall be corrected by the Contractor at their expense.

TRENCHES TO BE CLOSED

No trench may be left open at the end of each day unless authorized by the Engineer. Any trench that is to be left open shall be completely fenced off with steel construction fencing. All fencing shall be at the Contractor's expense. If the Contractor neglects to fence a trench, the Engineer shall have the right to have this work done by others and charged to the Contractor.

ROAD SIGNS

The Contractor, at his/her own expense, shall carefully remove and satisfactorily replace Municipal Road Signs which must be removed in order to carry out the contract. Where traffic control signs, such as Stop Signs, have to be temporarily or permanently relocated, they shall be immediately reset either temporarily or permanently, as conditions dictate. All temporarily relocated signs shall be permanently reset as soon as site conditions permit. Where replacements are necessary, new signs shall conform to Municipal Standards.

DAMAGE TO TREES

A penalty of $1,000.00 will be levied against the Contractor to be deducted from monies payable under this Contract for each and every tree destroyed or damaged due to the Contractor's carelessness or negligence and which is not designated in the Contract for removal. As to what constitutes the carelessness or negligence on the part of the Contractor, the Engineer's decision shall be final.

COORDINATION MEETINGS

The Contractor shall attend such meetings with the Owner, Engineer, landowners and Utility Company Authorities (as necessary) as may be required by the Engineer to co-ordinate services affected by this Contract.

DISPOSAL OF SURPLUS OR UNSUITABLE EXCAVATED MATERIAL

All earth material excavated in carrying out the work of the various tender items included in this Contract and which is unsuitable for, or which is surplus to, the requirements for backfill shall be disposed of off-site. The excess material may be disposed of at a site arranged by the contractor upon receipt of a sign-off by the property owner.

All concrete, asphalt pavements, curbs, sidewalks, large boulders and other “solid” materials are to be loaded and hauled separately from the other earth and granular materials and disposed of at an MOECC- approved site obtained by the Contractor at no cost to the Owner.

COMPACTION

This Contract contains no separate tender item for compaction equipment as may be required to compact the earth or granular materials whether used for embankment construction, base courses, bedding, or backfill.

The Contract prices for the materials to be placed or the work to be carried out shall include full compensation for supplying and operating such compaction equipment as the Contractor may require and for compacting the materials to the specified density.

When it is impractical with the larger types of compaction equipment to obtain the required degree of compaction in areas where working space is limited, the Contractor shall provide and use mechanical hand compaction equipment in order to achieve the specified density.

Granular materials used as bedding shall be compacted to a density of 98% of the maximum dry density, granular backfill or base courses shall be compacted to a density of 100% of the maximum dry density. All other earth materials shall be compacted to a density of 95% of the maximum dry density.

When field tests indicate that the required degree of compaction cannot be obtained with the equipment in use or the procedure being followed, the Contractor's operations shall be halted until the Engineer is satisfied that the Contractor has made such modifications, in his/her equipment and procedure, which will produce the required results.

NATURAL GAS CONSTRUCTION SPECIFICATIONS

Where the Contractor is working near natural gas mains the work shall be carried out in accordance with the requirements and specifications of the Gas Company having control over such mains.

OTHER CONTRACTORS WITHIN OR ADJACENT TO THE LIMITS OF THE WORK

The Contractor is advised that other work may be in progress within and adjacent to the limits of this Contract and that he/she shall co-operate with other Contractors, Utility Companies, and the Corporation and they shall be allowed free access to their work at all times.

The Engineer reserves the right to alter the method of operation on this Contract to avoid interference with other work.

UTILITY POLE LINES

Where utility poles may have to be supported, the Contractor shall make arrangements with the hydro authority to do this work. There shall be no charge to the Contractor for this work.

UTILITIES AND PIPE CROSSINGS

The location and depth of underground utilities shown on the Contract Drawings are based on information received by the Engineer. The position of all pole lines, conduits, watermains, sewers and other underground and over ground utilities and structures is not necessarily shown on the Contract Drawings and where shown, the accuracy of the position of such utilities and structures is not guaranteed. It is the Contractor's responsibility before starting any work to contact the Municipal Authorities or Utility Companies for further information in regard to the exact location of these utilities and to take such other precautions as necessary to safeguard the utilities from damage.

Where pipes and other utilities are encountered in the excavation, these shall be maintained and supported by the Contractor to minimize damage done to them. Prior to backfilling, the Contractor shall submit to the Engineer, for his/her approval, details of the proposed method of support of such pipes and utilities and no backfilling may take place prior to the Engineer's review of such details. Approval by the Engineer of any such details will in no way relieve the Contractor from his/her responsibility to avoid any damage where possible.

DAMAGE BY VEHICLES AND OTHER EQUIPMENT

If at any time, in the opinion of the Engineer, damage is being or is likely to be done to any highway or any improvement thereon, other than such portions as are part of the work, by the Contractor's vehicles or other equipment, whether licensed or unlicensed, the Contractor shall, on the direction of the Engineer and at the Contractor's own expense make changes in or substitutions for such vehicles or other equipment or shall alter loading or shall in some other manner remove the cause of such damage to the satisfaction of the Engineer. Where such damage has occurred, the Contractor shall make repairs satisfactory to the Owner or, where the Owner has found it necessary to make the repairs, make payment to the Owner of the cost of repairs carried out by the Owner.

SURVEY BARS AND MONUMENTS

The Contractor shall be responsible for replacing all survey bars which are bent, moved, removed, due to carelessness but will not be responsible for survey bars that have to be removed for construction. The contractor shall provide a list of all damaged and removed survey bars to the Engineer.

MAINTENANCE OF ROAD

The Contractor shall at all times and at his/her own expense, maintain safely and adequately, all private entrance facilities throughout the length of the Contract.

ACCESS TO PRIVATE PROPERTIES

If a traffic lane is closed temporarily to allow asphalt paving or road grading (including patch work), local access shall be maintained as much as possible and notifications shall be made 24 hours in advance.

CONSTRUCTION HOURS

The Contractor will be allowed to work from 7:00 a.m. to 7:00 p.m., Monday to Friday. Additional hours may be permitted under certain circumstances if approved by the Engineer.

MAINTENANCE OF FLOWS

The contractor shall be responsible to maintain all drainage flows during construction. No extra payment will be made for pumping, hauling or disposing of any drainage flow or removing any granular material that enters the drainage system through manhole or catch basin frame adjustments. The contractor will be responsible for maintaining and directing storm water flows during construction so that flooding of private property and silt migration or washouts do not occur. The contractor shall be responsible to pay for any damages caused by storm water flooding due to, or as a result of, construction activities during the duration of this project.

Special Provisions
For The Construction of The
Harold Good Municipal Drain 2025
Municipality of North Perth

SPECIFICATIONS

The Special Provisions, along with the *"Specifications for the Construction of Municipal Drainage Works"* attached hereto, shall apply to and govern the construction of the *"Harold Good Municipal* Drain*".*

PLAN AND REPORT

The Plan and Profile and the Engineer's Report on the proposed Drainage Works shall be a part of this Specification.

EXTENT OF WORK

General

1. All standard Detailed Drawings are attached to these Specifications.
2. The Contractor shall notify the Owners and the Engineer forty-eight (48) hours prior to construction.
3. The Contractor shall verify the location of the new tile drains with the Engineer and the landowners prior to construction.
4. The working area shall be 20m centered on the proposed tile drain and 15m from top of bank for open ditch work. Each landowner on whose property the drainage works is to be constructed shall designate access to and from the working area.
5. All utilities shall be located and uncovered in the affected areas by the Contractor prior to construction.
6. The Contractor shall supply all materials unless otherwise stated at the time of tendering.
7. All standard catch basins shall be precast concrete catch basins as per OPSD. Knockouts shall be provided in the catch basins.
8. The catch basin grate elevations shall be set to the satisfaction of the Engineer.
9. Stone rip-rap protection and geo-textile material (Terrafix 270R or approved equivalent) shall be placed around all catch basins as part of this contract.
10. All catch basin grates shall be fastened to the new catch basins.
11. The Contractor shall supply all necessary materials to complete the connections of any existing drains to the new drain.
12. All CSP pipe shall be minimum 2.0mm (14 gauge) with a 68mm x 13mm corrugation profile, and galvanized.
13. All HDPE pipe shall be CSA rated 320kPa with bell and spigot gasket joints. Pipe shall be double wall smooth interior, Boss2000 or approved equivalent.
14. All clear stone shall be 19mm Type I as per OPSS.MUNI 1004.
15. All Rip Rap stone shall be R50 quarry stone unless otherwise specified, as per OPSS.MUNI 1004.
16. The Contractor shall be responsible for all trench settlement.
17. The Contractor shall supply and install catch basin markers beside all catch basins.
18. All concrete tile shall meet the requirements of ASTM C412-15.

19. The Contractor shall strip the topsoil centered on the drain before installing the tile drain. The width of topsoil stripping shall be at the Contractor's discretion, but all operations shall be constrained to the working width as previously denoted in the report. In locations where they may be deep cuts or excessive soil generation, the Contractor may apply to the Engineer to strip wider than the working width. The Engineer shall have the right to permit or deny this request. Topsoil shall be kept separate from subsoil as much as possible. The topsoil shall be later spread over the backfilled trench.
20. The Contractor shall, where directed, remove either by excavation or by crushing, any existing tile drains, inlets and/or catch basins encountered that are no longer required for the drainage system. Removal of existing tile drains and associated drainage works shall be considered part of the work and there will be no extra payment for removal of existing drainage infrastructure.
21. The Contractor shall grade the road ditches to the new catch basins. The disturbed areas within the road Right-Of-Way shall be top soiled and seeded.
22. The Contractor shall clean up the site and leave it in a neat and tidy condition.
23. The tender shall be based upon unit prices and shall be as detailed on the tender form.
24. Nothing in these Specifications shall be construed as requiring less than a complete and satisfactory job in accordance with the obvious intent of the Drawings and Specifications.
25. All work shall be done to the satisfaction of the Engineer.
26. In accordance with the General Specifications, the Contractor shall be responsible for all faulty materials or workmanship which appears within a one-year period from the date of the Engineer's final Payment Certificate. An amount equal to 2% of the final contract price shall be retained for the maintenance period. Any part of the money retained may be used to make good any deficiencies after five (5) working days' notice being given to the Contractor. This notice may be either in writing or by telephone.

OPEN WORK

O-1 Ditch cleanout or re-grading

The topsoil is to be stripped from the existing ditch prior to excavation for re-use. All work is to be done on the north side of the ditch only.

Where cleanout only is identified, cleanout and remove any accumulated silt from the ditch bottom and spread immediately adjacent to the ditch, no closer than 2m to top of bank in the manner as identified in General Specifications Section B.

Where re-grading or deepening is identified, excavate the existing ditch to the grade, profile and cross-section as identified on the Contract Drawings. Excess soil shall be hauled off-site for disposal as part of this item. No excavated material shall be spread on the Wallace Park property or the lands of 2151738 Ontario (Listowel Golf Course).

After completion of excavation, the ditch shall be restored using the stripped topsoil and grass seed, all of which shall be a part of this item. Grass seed shall be MTO Lowland mix, applied by hydroseeding.

O-2 New CSP Crossings

Supply and install corrugated steel pipe in the lengths and diameters and in the locations as shown on the Contract Drawings. Pipes shall be embedded to a depth of 10% of their diameter into the open ditch and backfilled with compacted granular 'B' to a minimum of 300mm above the top of pipe. Backfill shall be placed evenly on both sides

of the pipe in depths not to exceed 200mm and compacted to 98% SPD. Should a coupler be required, it shall be a bolted type installed as per manufacturer's recommendations. Finish all crossings with native soil backfill and a 300mm deep surface layer of Granular 'A' graded and compacted to match the crossing.

O-3 Removal of wooden bridges

The Contractor shall remove and dispose of any wooden bridges identified for removal on the Contract Drawings. Where electrical or other conduits are attached to the bridge, these shall be carefully detached and buried above the new CSP crossing pipe to a minimum depth of 400mm below the new ground surface. The Contractor shall use caution to prevent breakage or damage to the conduits. All relocation of conduits shall be coordinated with the landowner to ensure that power is disconnected prior to work commencement, and function shall be checked following relocation to ensure that the utilities remain operational. Where conduits or utilities are damaged by the Contractor, the Contractor shall be responsible for repair.

O-4 Property Restoration

Where properties are identified for restoration following either ditch excavation or tile installation, any property disturbed for construction purposes will be restored to pre-construction condition. Grassed areas will be restored with a 100mm deep layer of screened topsoil, graded and hydroseeded using a Canada No. 1 lawn seed mix. Any other disturbed areas will be restored using materials matching the pre-construction conditions.

O-5 Strip, fill and restore existing ditch

Place and compact fill available on-site into the existing open ditch from approximately station 1+525 to 1+675. Prior to fill placement, the ditch shall be stripped of topsoil from top of bank to top of bank. The topsoil shall be stockpiled adjacent to the ditch and will be used to restore the ground surface once filling is complete.

CLOSED WORK

C-1 Rip Rap Outlet Protection

Place approximately 100m² of rip rap at outlet pipe in accordance with the detail shown on the Drawings.

Rip rap shall be field or quarry stone, of 150mm to 300mm diameter (R50) or as approved by the Engineer on a filter mat base (Terrafix 270R or approved equivalent), machine placed to produce a smooth locked surfaced. All rip rap and geotextile shall be installed as shown on the drawings accompanying the Report, and in accordance with OPSD 810.010 Type B.

C-2 Concrete Field Tile by Wheel Trencher

Concrete tile shall be a minimum of 2000D (Class IV) as per ASTM C76.

Supply and install concrete field tile by wheel trencher or excavator in the quantities and diameters as shown on the Contract Drawings.

By whatever means the pipe is installed, the Contractor shall place it so that support is provided for the bottom and sides. This may require hand work to "blind" the pipe and place and compact soil under the haunches of the pipe,

and/or modification to the excavator. If the Contractor elects to install the pipe by excavator, the Contractor will be responsible for either properly shaping and preparing the trench bottom to seat the pipe to the satisfaction of the Engineer or installing the pipe on a 200mm thick bed of 19mm clear stone. There shall be no additional payment made beyond the bid price where the Contractor has elected to install the drain by excavator. The Contractor is responsible for any breakage of pipe in the ground; however it occurs and whether or not the method of installation is approved by the Engineer.

If the Contractor elects to install the pipe by excavator, extra will not be paid for stoney conditions unless boulders are encountered, larger than can be lifted by the excavator.

Payment under this item includes all labour, equipment and materials necessary to excavate the trench and shape the bottom, lay and wrap the pipe, backfill and shape the trench, and includes topsoil stripping and replacement.

This item shall include the wrapping of tile joints. The Contractor shall supply and wrap all concrete tile joints with geotextile filter material as part of this contract.

a. 300mm wide for tile sizes 150mm diameter to 350mm diameter
b. 400mm wide for tile sizes 400mm diameter to 750mm diameter
c. 500mm wide for tile sizes larger than 750mm diameter

The filter material shall completely cover the tile join and shall have a minimum overlap of 300mm. The type of filter material shall be Terrafix 270R or approved equal.

No additional payment will be made for wrapping of tile.

C-3 Concrete Field Tile by Excavator

Concrete tile shall be a minimum of 2000D (Class IV) as per ASTM C76.

This specification shall also apply where the Contractor elects to lay the tile by hydraulic excavator, or when directed to do so by the Engineer due to poor soil conditions.

The Contractor shall supply concrete field tile in the quantities and diameters as shown on the Contract Drawings. The pipe shall be placed on a 200mm thick layer of 19mm clear stone or granular bedding and use granular embedment to the spring line so that the pipe is supported from the bottom and sides. This may require hand work to “blind” the pipe and place stone under the haunches of the pipe, and/or modification to the excavator. The Contractor is responsible for any breakage of pipe in the ground however it occurs.

Where it is identified to install the field tile with granular embedment, the Contractor shall place a compacted layer of granular to a minimum height of 300mm above the top of the pipe.

Extra will not be paid for stoney conditions unless boulders are encountered, larger than can be lifted by the excavator.

Payment under this item includes all labour, equipment and materials necessary to excavate and shape the trench, supply and place the clear stone, lay and wrap the pipe, backfill the trench, and includes topsoil stripping and replacement.

This item shall include the wrapping of tile joints. The Contractor shall supply and wrap all concrete tile joints with geotextile filter material as part of this contract.

a. 300mm wide for tile sizes 150mm diameter to 350mm diameter
b. 400mm wide for tile sizes 400mm diameter to 750mm diameter
c. 500mm wide for tile sizes larger than 750mm diameter

The filter material shall completely cover the tile join and shall have a minimum overlap of 300mm. The type of filter material shall be Terrafix 270R or approved equal.

No additional payment will be made for wrapping of tile.

C-4 HDPE Field Pipe

Supply and install HDPE pipe in the quantity and diameter as shown on the Contract Drawings. Pipe shall be Boss2000 non-perforated dual wall smooth interior HDPE pipe with bell and gasket joints, or approved equivalent.

Pipe shall be installed by using compacted granular 'A' for bedding from 150mm below the pipe to 300mm above. Bedding and backfill shall be placed in maximum 300mm lifts and shall be suitable compacted to 95% SPMDD minimum. The Contractor shall ensure that bedding is properly placed and compacted under the haunches of the pipe.

Extra will not be paid for stoney conditions while installing the HDPE pipe unless boulders are encountered larger than can be lifted by the excavator.

C-5 Ditch Inlet Catch Basins or Catch Basins

Supply and install catch basins complete with birdcage grates and 600mm sumps as per OPSD 705.010, in the size as identified on the Contract Drawings.

Where ditch inlets are to be used, they shall have a 3:1 sloped top and heavy-duty galvanized steel grate (minimum bar diameter 15mm, maximum spacing 75mm) of the "birdcage" type set so that the top of the back of the ditch inlet is approximately flush with the surrounding ground. Flat catch basins shall have a flat top and heavy-duty galvanized steel grate (minimum bar diameter 15mm, maximum spacing 75mm) of the "birdcage" type set so that the top of the catch basins is approximately flush with the surrounding ground.

All catch basins shall be set on a 200mm thick layer of compacted granular 'A' or 19mm drainage stone.

All necessary minor grading and contouring to convey water to the catch basin is included. The approximate top of grate elevation has been shown on the detailed plans; however the contractor shall confirm the surface elevations prior to ordering or placing any catch basins and shall ensure that the top does not extend above the ground surface. For the purposes of this report, top of grate shall be equivalent to the lowest point that surface water can enter the

structure. All catch basins shall include at least one 150mm riser section. All ditch inlets shall include an earthen berm, graded to match the top of the high side of the inlet. The berm shall be finished with topsoil and seed.

Securely fasten the grate to the structure with two galvanized bolts. All pipes connected to the catch basin shall be suitably grouted with concrete, and all grouted connections shall be completely wrapped with geotextile. Further, geotextile shall be placed over all the joints between sections of the box for the entire perimeter of the box.

Supply and install approximately 2 tonnes of rip rap at each structure to the standard described in Item C-1. Rip-rap shall be included in the price of the catch basin and there shall be no extra payment for supply and placement.

C-6 Junction Boxes

All junction boxes shall be supplied from a precast manufacturer. Dimensions for junction boxes shall conform to that as shown on the Contract Drawings. An approximate top of structure elevation has been shown on the detailed plans; however the contractor shall confirm the surface and top of structure elevations prior to ordering or placing any junction boxes to confirm the elevation.

All pipes connected to the junction box shall be suitably grouted with concrete, and all grouted connections shall be completely wrapped with geotextile. Further, geotextile shall be placed over all the joints between sections of the box for the entire perimeter of the box.

Junction boxes shall come pre-benched to the spring line with no sump. All buried junction boxes will be covered with a solid concrete top, minimum 150mm thick. Exposed junction boxes will have a galvanized heavy duty flat top grate and fastened to the junction box with two galvanized bolts.

C-7 Hickenbottom

Supply and install a Hickenbottom inlet by Hickenbottom Inc. or approved equivalent with 25mm diameter holes.

Hickenbottoms and connecting pipes are to be included in the contract price. Hickenbottoms shall be located in accordance with the Contract drawings and be installed as per the Manufacturer's Specifications. All minor grading and contouring necessary to convey water to the Hickenbottom is included.

C-8 Line 87 Road Crossing

Supply and install approximately 26m of 600mm diameter HDPE with bell and spigot gasket joints. Pipe shall be double wall smooth interior, Boss2000 or approved equivalent. Pipe shall be installed by open cut method, and shall include all bedding, backfill and road restoration. The pipe shall be installed with 150mm of bedding, embedment, and 300mm of cover, all consisting of compacted granular 'A'. Road restoration shall consist of 450mm of granular 'B' base, 150mm of granular 'A' surface, and completed with 110mm of HL4 asphalt placed in two separate lifts of 55mm each. The existing asphalt shall be sawcut straight across the road and a 1m lap joint shall be milled into the surface of the asphalt at both sides of the excavation.

The Contractor shall submit a road closure plan for approval to the Municipality at least 2-weeks in advance of construction. All traffic control necessary, including signage, will be the responsibility of the Contractor.

Refer to the Construction Specifications for installation requirements.

C-9 Highway 23 Road Crossing

Work on this item shall conform to the Construction Specifications and OPSS 416 – Construction Specification for Pipeline and Utility Installation by Jacking and Boring.

The Contractor shall be required to submit sufficient information outlining the experience of the jacking and boring contractor for review by the Engineer. Where the Engineer rejects the proposed jacking and boring contractor due to a lack of experience with similar work, the Contractor shall be responsible for obtaining a suitable alternative. Prior to commencement of work under this item, the Contractor shall submit a boring plan for review by the Engineer and MTO.

The contract price for this item shall be compensation in full for all labour, material, and equipment necessary to supply and install a 450 mm diameter x 9.53mm (3/8“) minimum wall thickness smooth wall steel pipe by the jack and boring method under Highway 23 in the location and grades as shown on the Contract Drawings. The Contractor shall supply the smooth wall steel pipe for installation under this item.

Steel pipe used on this contract shall conform to the requirements of OPSS 1802. The steel pipe shall be ASTM A252, Grade 2 steel, with a minimum yield strength of 240 MPa. The pipe shall have a minimum wall thickness of 9.53mm.

Bore pits are to be constructed on both the downstream and upstream sides of Highway 23 in the locations of JB.4 and JB.5 and shall be large enough to accommodate the installation of the junction boxes at the conclusion of the pipe installation.

Watertight connection of the steel pipe to the precast structures is included in price bid for this item.

Tolerance on the grade of the bore pipe from that shown on the drawing is not more than +/-0.3%. The upstream pipe invert is to be not more than 0.1 m higher or lower than that shown on the drawings. Horizontal tolerance is to be not more than +/-3 m of that shown on the drawing.

The Contractor will make best efforts to deal with any obstructions or poor soil conditions encountered. If the bore pipe cannot be placed by boring and jacking on account of obstructions or poor soil conditions despite best efforts, the Contractor shall immediately notify the Engineer. The Engineer, in consultation with the Contractor and the Municipality, will determine a suitable alternative and instruct the Contractor accordingly. Any partial attempts shall be abandoned in place, grouted full, and capped. Partial attempts may be paid on a pro-rata basis where the jack and bore failure is determined to be the result of unforeseen circumstances beyond the control of the Contractor.

Filling and restoration of bore pits is part of the pipe installation and restoration items.

No open cut of Highway 23 shall be permitted. All excavations for the purpose of Jack and Bore shall be protected with adequate sheeting, bulkheads, and sidewalls to protect the highway and adjacent properties. The Contractor shall provide any barricades and lights, if necessary to provide positive protection around any pit locations.

C-10 Pressure grout existing crossing

The existing 300mm highway crossing shall be located and the pipe shall be pumped full of concrete grout. Following complete the pipe shall be capped and the ends will be backfilled and disturbed areas restored. Any existing structures will be removed as part of this item. The ends of the existing drain tiles on both sides of Highway 23 shall be securely capped and encased in concrete.

C-11 Utility Coordination

The Contractor shall be aware that there are Enbridge Vital Main gas lines within the work area that are to be crossed, as well as fibre optic cables. The Contractor is required to coordinate the work around all utilities with the respective utility provider and to follow any instructions related to the work. This item also includes hydrovac daylighting of gas lines, fibre optic cables, and any other utilities during construction, and any and all coordination related to securing locates.

The approximate elevation and location of the gas lines are marked on the Contract Drawings however the Engineer does not warrant the accuracy of these elevations or locations.

C-12 Tile Connections

All tile encountered shall be connected into the main drain or a catch basin. Tile connections may be made by using the same size of concrete field tile or one size larger of standard corrugated plastic drainage tubing. Connection at the main shall be "earth tight" to the satisfaction of the Engineer. All tile connections shall be done by core drilling the main drain or catch basin, and the connection shall be sealed by a method satisfactory to the Engineer.

The contractor will be paid as follows for the connection of tributary tile to the proposed works:

100mm Connections to	Total c/w Coring	150mm Connections to	Total c/w Coring	200mm Connections to	Total c/w Coring
250-675	$ 110.00	300-675	$ 120.00	250-675	$ 150.00
750-900	$ 130.00	750-900	$ 140.00	750-900	$ 170.00

The number of tributary tile connections required is unknown until construction commences.

The above prices include supply and install of up to a 3m length of tile or tubing to make connections. Connections in excess of 3m shall be paid for at the rate of $20.00/m for 100mm and 150mm diameter tile, and $30.00 for 200mm diameter tile.

C-13 Poor Soil Conditions

Poor soil conditions may be encountered. Should they occur and be sufficiently severe, in the opinion of the Engineer, that installation by wheel trencher is not possible; extra will be paid at the rate quoted in the tender for installation of the tile by excavator. Work under this item will include trench excavation of sufficient depth to install clear stone bedding if necessary. All costs involved in removing the wheel trencher, crew downtime, or any other costs related to the transition from wheel trencher to excavator will be included in the cost of this item, and no additional payments will be made.

C-14 19mm Clear Stone

Supply and install 19mm diameter clear crushed stone for bedding or envelope. Where not already specified in the contract, location for installation shall be designated by the Engineer at the time of construction. Payment will be for the actual quantity, in tonnes, installed.

THE MUNICIPALITY OF NORTH PERTH
BY-LAW NO. 96-2025

Being a By-law to amend By-law No. 6-ZB-1999, as amended, which may be cited as "The Zoning By-law of the Municipality of North Perth", and which is a By-law to regulate the use of land and the character, erection, location and use of buildings and structures and to prohibit certain buildings, structures and uses in various defined areas of the Municipality of North Perth.

WHEREAS the Council of the Municipality of North Perth deems it necessary in the public interest to pass a By-law to amend By-law No. 6-ZB-1999, as amended;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, as amended, By-laws may be passed by Councils of municipalities for prohibiting or regulating the use of land and the erection, location, or use of buildings or structures within the municipality for or except for such purposes as may be set out in the By-law, and for regulating in certain respects buildings or structures to be erected or located within the municipality;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH ENACTS AS FOLLOWS:

1. **THAT** the area shown in hatching on the attached map, Schedule "A", and legally described as PLAN 44M33 BLK 252, Listowel Ward, in the Municipality of North Perth, is rezoned from Site-Specific Residential Zone Five (R5-6) to Residential Zone Four (R4), and shall be subject to the provisions of Section 10.2 of By-law No. 6-ZB-1999. The zoning of this land shall be shown as “R4”, on Key Map 35 of Schedule “A” to By-law No. 6-ZB-1999 as amended.

2. **THAT** all other provisions of this By-law, as amended, shall apply.

3. **THAT** the Clerk is hereby authorized and directed to provide notice of the passing of this By-law in accordance with the Planning Act, as amended, and to Regulations thereunder.

4. **THAT** the By-law shall come into force on the date that it was passed, pursuant to the Planning Act, and to Regulations thereto.

PASSED THIS 6TH DAY OF OCTOBER, 2025.

_____ _____

Todd Kasenberg, Mayor Sarah Carter, Acting Clerk

****

Certified a true copy of By-law No. 96-2025 passed by the Council of the Municipality of North Perth, _____, 2025.

_____

Sarah Carter, Acting Clerk

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 96-2025

EXPLANATORY NOTE

By-law No. 96-2025 of the Municipality of North Perth is an amendment to the Municipality of North Perth Zoning By-law No. 6-ZB-1999 and affects lands in the Municipality of North Perth legally described as PLAN 44M33 BLK 252, Listowel Ward, Municipality of North Perth.

By-law No. 96-2025 rezones the severed lands from “R5-6” to the “R4” zone which aligning the zoning across the entire enlarged lot. The zoning on this land shall be shown as “R4” on Key Map 35 of Schedule “A” to the By-law.

By-law No. 96-2025 was adopted by the Municipality of North Perth Council on the basis of an application submitted by the proponent. The Zoning By-law Amendment is a condition of County of Perth Consent Application B18-25.

Schedule "A" to the attached By-law No. 96-2025 is a map showing the location and zoning of the subject lands.

THIS IS SCHEDULE "A"

TO BY-LAW NO. 96-2025

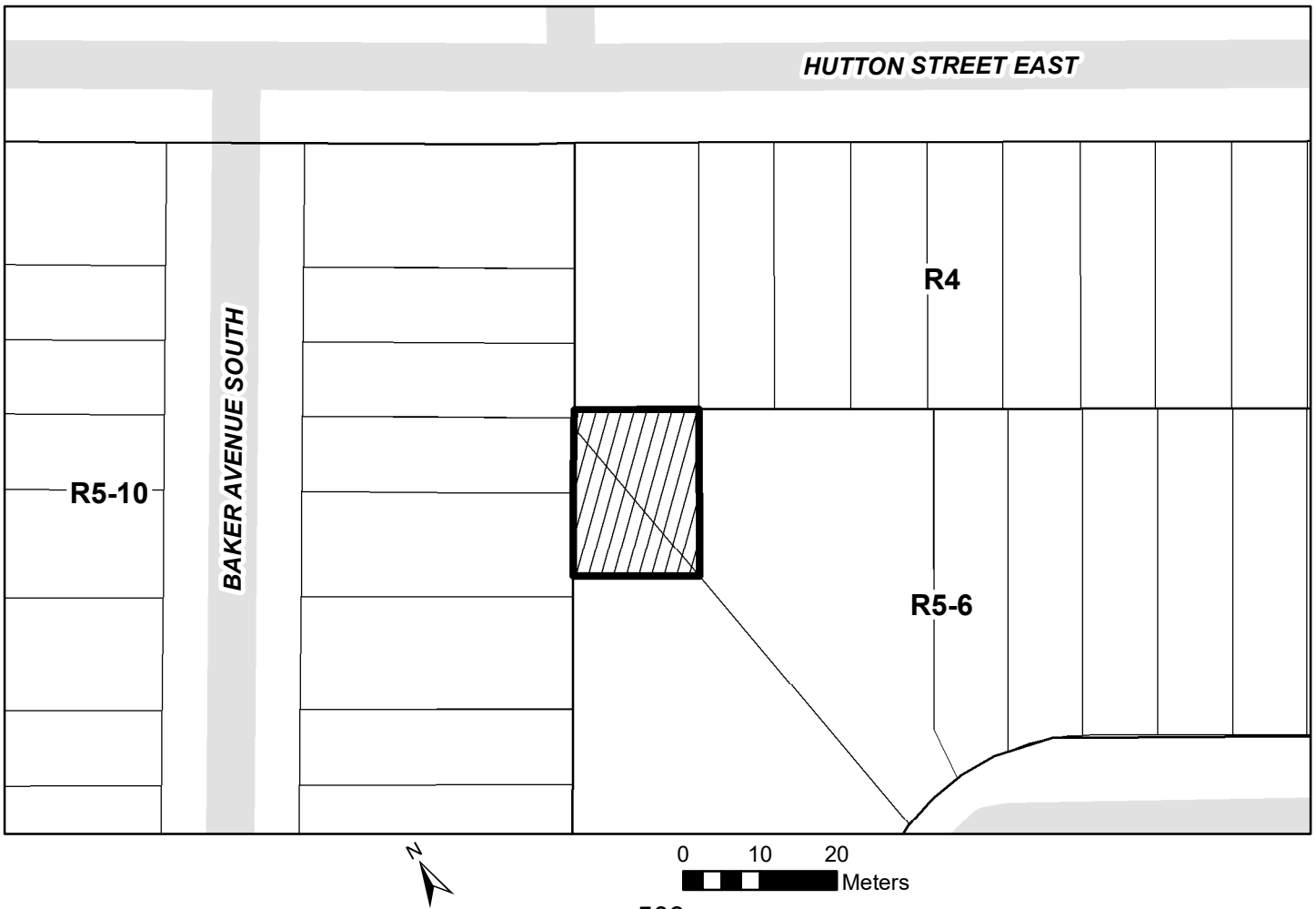
OF THE MUNICIPALITY OF NORTH PERTH

PASSED THIS _ _ _ DAY OF _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ , 2025

Todd Kasenberg, Mayor **_ Sarah Carter, Acting Clerk**

AREA AFFECTED BY THIS BY-LAW

The subject lands (hatching) shall be rezoned from “Site-Specific Residential Zone Five (R5-6)” to “Residential Zone Four (R4)”. The subject lands shall be remain “Residential Zone Four (R4)”.



L:\Planning Land Use Admin\2-Working\D14 Zoning\North Perth\2025\ZN 14-2025 - Nicolle\GIS\ZN 14-2025 NICOLLE SCHEDULE A.mxd

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 97-2025

Being a By-law to appoint an Interim Deputy Clerk

WHEREAS s. 228 of the *Municipal Act*, 2001 c. 25 provides that a municipality shall appoint a clerk and may appoint deputy clerks who have all the powers and duties of the clerk;

AND WHEREAS it is desirable to ensure that public services are maintained at all times;

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. That Lindsay Raftis is hereby appointed as Deputy Clerk, effective October 6, 2025.

3. This By-law shall come into force and takes effect on the date of its passing.

PASSED this 6th day of October, 2025.

_____

MAYOR TODD KASENBERG

_____

ACTING CLERK SARAH CARTER

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 98-2025
WILSON MUNICIPAL DRAIN REALIGNMENT

A By-law to provide for a Drainage Works in The Municipality of North Perth in the County of Perth

WHEREAS a landowner has petitioned the Council of the Municipality of North Perth in the County of Perth in accordance with the provisions of Section 78(5) of the Drainage Act, R.S.O. 1990 and amendments thereto requesting that the following lands and roads be drained by a drainage works:

Serving part of Lot 18, Concessions 7 to 10 (geographic Elma) in the Municipality of North Perth.

AND WHEREAS the Council of the Municipality of North Perth in the County of Perth has procured a report by Spriet Associates Engineers & Architects and the Report is attached hereto as Schedule 'A' and forms part of this By-law;

AND WHEREAS the estimated total cost of constructing the drainage works is $66,000.00;

AND WHEREAS $0.00 is the amount to be contributed by the Municipality of North Perth for construction of the drainage works;

AND WHEREAS the Council is of the opinion that the drainage of the area is desirable;

NOW THEREFORE, the Council of the Municipality of North Perth pursuant to *The Drainage Act*, enacts as follows:

1. The report dated September 29, 2025 attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.

2. The Municipality of North Perth may borrow on the credit of the Corporation the amount of $66,000.00 being the amount necessary for construction of the drainage works.

3. All assessments of $10.00 or less are payable within 30 days of the date of billing (as per the Municipal Drain Collection Policy).

4. The Finance and Development Coordinator is authorized to bill out actual cost as apportioned by the engineer's assessment schedule.

5. This By-law comes into force on the passing thereof and may be cited as the "Wilson Municipal Drain Realignment, 2025."

FIRST READING this 6th day of October, 2025.

SECOND READING this 6th day of October, 2025.

PROVISIONALLY ADOPTED this 6th day of October, 2025.

_____
MAYOR

_____
ACTING CLERK

THIRD READING: this _____ day of _____
_____, 2025.

ENACTED this _____ day of _____2025.

_____
MAYOR

_____
ACTING CLERK

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 99-2025

BEING A BY-LAW TO AUTHORIZE THE SIGNING OF AN AGREEMENT BETWEEN THE MUNICIPALITY OF NORTH PERTH AND MAKEM DEVELOPMENTS INC.

WHEREAS pursuant to the *Planning Act, R.S.O. 1990, Chapter P13 Sec. 51 (5)* the County of Perth has the power to approve a plan of subdivision.

AND WHEREAS the *Planning Act, R.S.O. 1990, Chapter P13 Sec. 51(26)* states a municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the *Registry Act* and the *Land Titles Act,* any and all subsequent owners of the land;

AND WHEREAS The Municipality of North Perth deems it in the public interest to enter into an agreement with Makem Developments Inc.

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. That the Mayor and the Clerk are hereby authorized to sign on behalf of the Municipality, an agreement made pursuant to Section 51(26) of the *Panning Act* R.S.O. 1990, c. P. 13, between the Municipality of North Perth and Makem Developments Inc, attached hereto as Schedule “A”.

2. This by-law shall come into force and takes effect on the date of its final passing.

PASSED this 6th day of October, 2025.

_____

MAYOR TODD KASENBERG

_____

ACTING CLERK SARAH CARTER

File No. NP23-02

THE MUNICIPALITY OF NORTH PERTH

SUBDIVISION AGREEMENT

between

MAKEM DEVELOPMENTS INC.

- and -

THE MUNICIPALITY OF NORTH PERTH

Dated _____, 2025

The Municipality of North Perth

330 Wallace Avenue North
Listowel, ON N4W 1L3

THE MUNICIPALITY OF NORTH PERTH

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THE MUNICIPALITY OF NORTH PERTH
SUBDIVISION AGREEMENT

THIS AGREEMENT made in triplicate on this _____ day of _____, 2025 A.D.

BETWEEN:

MAKEM DEVELOPMENTS INC.

hereinafter called the “Developer” of the FIRST PART

- and -

THE MUNICIPALITY OF NORTH PERTH

hereinafter called the “Municipality” of the SECOND PART

WHEREAS the Developer represents and warrants that it is the registered and beneficial owner of the Lands described in Schedule “A” to this Subdivision Agreement and proposes to subdivide it for the purpose of selling, conveying, or leasing it in lots, by reference to a registered Plan of Subdivision.

AND WHEREAS the Developer has applied to the County of Perth (hereinafter called the “County), for approval of a Plan of Subdivision (hereinafter called the “Plan”), a copy of which is annexed hereto as Schedule “B” to this Agreement;

AND WHEREAS the Municipality has been authorized by the County to require the Developer to agree to construct and install certain municipal services as hereinafter provided and herein referred to as the “Works” set out in Schedule “D” and to make financial arrangements with the Municipality for the installation and construction of required services before final approval of the Plan by the County.

AND WHEREAS the Developer is required to dedicate for public purposes certain portions of the Lands or make a cash payment to the Municipality in lieu of dedicating such land.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar ($1.00) of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

SECTION 1 INTERPRETATION

1.1 Definitions

The terms defined in this Section 1.1 shall have the following meanings unless the context expressly or by necessary implication otherwise requires:

“Agreement” means this Agreement titled “Subdivision Agreement”.

“Business Day” means any day that is not a Saturday, Sunday or statutory holiday in the Province of Ontario.

“Certificate of Final Acceptance” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 4.3.

“Certificate of Inspection Re: Readiness for Occupancy” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 8.10.

“Certificate of Preliminary Acceptance” means the certificate issued by the Municipality after satisfaction of the conditions identified in Section 4.2.

“Chief Building Official” or “CBO” means the Director of Building and Planning or the Chief Building Official, or designate for the Municipality of North Perth.

“Conservation Authority” means the Maitland Valley Conservation Authority and its successors and assigns.

“County” means the Corporation of the County of Perth and its successors and assigns.

“Damage/Lot Grading Deposit” means the amount of $2,500.00 per lot or block shall be paid by the Developer to the Municipality by way of cash or letter of credit as described in Section 8.9 of this Agreement.

“Developer” means, collectively, Makem Developments Inc. and their respective successors and assigns.
“Developer” where used in this Agreement includes an individual, an Association, a Partnership, or a Corporation and wherever the singular is used herein, it shall be construed as including the plural.

“Land and/or Lands” means the real property which is the subject of the Plan, the legal description of which is attached as Schedule “A”.

“Manager of Operations” means the Manager of Operations or designate for the Municipality of North Perth.

“Municipality” means the Corporation of the Municipality of North Perth, and its successors and assigns.

“Owner” means the Owner of a lot or block and may include the “Developer”.

“Plan” means the plan of subdivision relating to the Land, a draft copy of which is attached as Schedule “B”.

“Service Standards” Municipal Development and Servicing guidelines as attached.

“Works” means the Works and services described in Schedule “D”.

1.2 List of Schedules

The following schedules are attached to and form part of this Agreement:

Schedule “A” -- Description of Lands Being Subdivided

Schedule “B” -- Plan of Subdivision

Schedule “C” -- Municipal Servicing Guidelines

Schedule “D” -- Checklist of Works to be Constructed

Schedule “E” -- Itemized Estimate of Costs of Construction of Each Part of the Works

Schedule “F” -- List of Lots Unsuitable for Building Purposes

Schedule “G” -- Owner’s Final Grading Certificate

Schedule “H” -- List of Lands for Municipal Purposes and Easements to be Granted to the Municipality

Schedule “I” -- No Occupancy Agreement

Schedule “J” -- Application for Reduction of Security

Schedule “K” -- Form of Partial Release

Schedule “L” -- Conditions of Draft Approval

Schedule “M” -- Special Provisions

SECTION 2 ORDER OF PROCEDURE

2.1 Upon application to the Municipality for the preparation of a Subdivision Agreement the Developer shall:

(a) Pay to the Municipality the fee required by the Municipality’s Tariff of Fees By-law.

(b) Pay to the Municipality the sum of five thousand ($5,000.00) dollars as a deposit in respect of the Municipality’s legal and engineering costs referred to in Section 3.2 (a) herein.

(c) Submit a General Plan outlining the services to be installed.

2.2 Prior to Registering the Subdivision Agreement the Developer shall:

(a) deposit with the Municipality the securities and provide proof of insurance as outlined in the Agreement;

(b) pay in full any outstanding taxes or drainage, local improvement charges and charges under the *Municipal Act, 2001*, including outstanding sewer rates and/or water rates;

(c) mutually agree with the Municipality on the parcel of land to be deeded to the Municipality for parkland or the amount of cash to be given to the Municipality in lieu of parkland;

(d) if applicable, pay the amount in lieu of parkland to the Municipality or deposit the Transfers/Deeds of Land for the parkland with the Municipality;

(e) provide proof of postponement of any encumbrances on the Lands in favour of this Agreement;

(f) provide proof of the discharge of any encumbrances on lands to be conveyed to the Municipality under this Agreement;

(g) deposit with the Municipality's solicitors, copies of this Agreement executed by the Developer, to be executed by the Municipality and retained by the Municipality's solicitors for registration as hereinafter provided; and,

(h) deliver to the Municipality's solicitors written authorization to register this Agreement or notice of this Agreement both before and after registration of the Plan, and a cheque in respect of the cost of the said registrations where upon the Municipality's solicitors shall register this Agreement.

2.3 Prior to starting construction on the Services, the Developer shall:

(a) Have obtained final approval of the Plan from the County and have obtained Registration of the Plan.

(b) Have submitted and obtained the written approval of the Municipality's Engineer for the following all to be done in accordance with the Municipal Servicing Standards of the Municipality:

- The Drainage Area Plans;
- The Lot Grading Plan;
- The Service Layout Plan for underground electrical services, telephone, gas, etc.; and,
- Final approved drawings for all Works required in Schedule "D" to this Agreement.

(c) Submit to the Municipal Engineer a completed Form 1 and supporting documentation for approval of the Water Distribution System.

(d) Submit to the Municipal Engineer a completed Form SS1 and supporting documentation for approval of the Sewage Collection System, and where needed a completed Form SS2 with supporting documentation.

(e) Submit the Municipal Engineer a completed Form SW1 and supporting documentation for application of the Stormwater Management System, and where needed a completed Form SW2 with supporting documentation.

(f) Provide written confirmation of having obtained the approval for drainage, road crossings, encroachment, etc. of all road authorities including the Municipality, County, Conservation Authority, the Ministry of Transportation of Ontario and any other authority involved.

(g) Have deeded to the Municipality the lands/blocks/easements listed in Schedule "H."

(h) Arrange for and participate in a pre-construction meeting that includes the developer, the developer's engineer, the general contractor, municipal representatives, and the municipal engineer. The meeting is to be chaired by the developer's engineer. The municipality can be expected to include discussion on testing requirements for various component of the Works and upon the requirements of this agreement.

2.4 Prior to the issuance of building permits the Developer shall:

(a) Have complied with all requirements of Section 8.9 and Schedule "M" of this Agreement.

2.5 Prior to any person occupying any building, the Developer shall:

(a) Have complied with all the requirements of Section 8.10 and Schedule "M" of this Agreement.

SECTION 3 INSTALLATION OF SERVICES

3.1 General

Upon approval of the Plan by the County, the Developer shall design, construct and install at his own expense and in good workmanlike manner Municipal services to the servicing standards of the Municipality as set out in Schedule "C" to this Agreement.

3.2 Municipality's Legal and Engineering Costs

(a) The Developer agrees to pay the Municipality's cost of the Municipal Solicitor and of the Municipality's Engineer's invoices for the checking of plans and specifications and for supervision and inspection on behalf of the Municipality so long as the Municipality is acting reasonably.

(b) The Developer shall be invoiced regularly by the Municipality for all costs incurred by the Municipality with respect to this Agreement pursuant to Section 3.2 (a).

(c) The Developer shall reimburse the Municipality for all costs incurred by the Municipality as referred to in Section 3.2 (a) herein, within thirty (30) days of each billing, failing which the Municipality and its agents shall cease all work with respect to the review of the Subdivision.

(d) The deposit referred to in Section 2.1 (a) of this Agreement shall be retained by the Municipality as a float against any unpaid bills and such deposit (or the balance thereof, if any) shall be returned to the Developer at Certificate of Final Acceptance of the Subdivision by the Municipality and the Municipality being satisfied, in its discretion, that all costs in Section 3.2 (a) herein and any contingencies with respect to the Subdivision have been paid in full.

(e) The Developer shall pay to the Municipality, on thirty (30) days written notice from the Municipality, such amount as is necessary to maintain the deposit referred to in Section 2.1 (a) at the sum of five thousand ($5,000.00) dollars, failing which the Municipality and its agents shall cease all work with respect to the review of the Subdivision.

(f) In the event the Developer fails to provide sufficient funds as required pursuant to the provisions of this Agreement, such failure shall be deemed to be a substantial default of this Agreement and such default shall enable the Municipality to realize on all or part of the Lands secured by this Agreement in the same manner as if the Municipality was enforcing its rights as a mortgagee against such Lands.

3.3 Developer's Engineer

The Developer shall employ engineers holding a certificate of authorization from Professional Engineers Ontario and approved by the Municipality:

(a) to prepare designs;

(b) to prepare and furnish all required drawings;

(c) to prepare the necessary contract(s);

(d) to obtain the necessary approvals in conjunction with the Municipality, the County Health Unit and the Ministry of Environment, Conservation and Parks, and others as required;

(e) to provide the field layout, the contract documentation and the full time supervision of construction;

(f) to maintain all records of construction and upon completion, to advise the Municipality's Engineer of all construction changes and to prepare final "as built" drawings. Paper prints and digital versions of the "as built" drawings

shall be submitted to the Municipality prior to the issuance of the Certificate of Certificate of Final Acceptance;

(g) to act as the representative of the Developer in all matters pertaining to the construction;

(h) to provide co-ordination and scheduling to comply with the timing provisions of this Agreement and the requirements of the Municipality's Engineer, for all Works specified in this Agreement;

(i) to provide certification that the installation of services was in conformance to said plans and specifications, such certification to be in a form acceptable to the Municipality's Solicitor and the Municipality's Engineer;

(j) to take such other actions as may be required by the Municipality, acting reasonably, for the completion of the subdivision in accordance with this Agreement and good engineering practices;

(k) the Developer shall notify the Municipality immediately if they change the Professional Engineer employed by the Developer for the development of the Lands;

3.4 Works to be Installed

The Works to be installed are set out in Schedule "D" to this Agreement. This schedule is to set out the Works in general terms only and shall not be construed as covering all items in detail. If at any time and from time to time during the development, the Municipality's Engineer is of the opinion that additional Works are necessary to provide adequately any of the public services required by the Plan, the Developer shall, at his expense, construct, install or perform such additional Works at the request of the Municipality's Engineer.

3.5 Approval of Plans

The detailed plans and specifications of all services must be submitted by the Developer to the Municipality's Engineer for endorsement of approval and such endorsement of approval shall in no way absolve the Developer or its consulting Engineers of responsibility for errors in or omissions from such plans and specifications.

3.6 Notification of Commencement

The Developer shall not commence the construction of any of the Works until the Plan has been registered and the Developer has provided 72 hours written notice to the Municipality's engineer of its intent to commence the Works. Should, for any reason, there be a cessation or interruption of the construction or installation of the Works, the Developer shall provide 72 hours written notification to the Municipality's engineer before work is resumed.

3.7 Progress of Works

The Developer shall construct and install all Works in a timely manner, in accordance with the requirements of Schedule "C" and this Agreement, failing which, or in the event that the aforesaid Works are not being constructed or installed in the manner required by the Municipality, then upon the Municipality giving seven (7) days written notice by prepaid registered mail to the Developer, the Municipality may, without further notice, enter upon the said lands and proceed to supply all materials and to do all the necessary Works in connection with the construction or installation of the Works, including the repair or reconstruction of faulty work and the replacement of materials which do not adhere to the specifications, and to charge the cost thereof together with an engineering fee of ten percent (10%) of the cost of such materials and Works to the Developer who shall forthwith pay the same upon demand. If the Developer fails to pay the Municipality within thirty (30) days of date of such demand, the

money owing may be deducted from the cash deposit, letters of credit, or other securities paid by the Developer under this Agreement. It is understood in the event that the Municipality must enter upon the Lands and have the Works completed or repaired due to situations as outlined above, any or all original mylars and specifications prepared by the Developer's engineer must be delivered to the Municipality's engineer for their use should they require same. It is understood and agreed between the parties that such entry upon the Lands by the Municipality or its agents shall be as agent for the Developer and shall not be deemed for any purpose whatsoever, as an acceptance or assumption of the said Works by the Municipality. The Municipality, in addition to all other remedies may refuse to issue building permits until such Works are completely constructed and installed in accordance with the requirements of the Municipality.

Without limiting the obligations of the Developer herein, if the Developer shall default on the performance of any term, covenant or provision of this Agreement and if such default shall continue for ten (10) days after the Developer receives written notice of such default by the Municipality (or such shorter time as may be required in the cases of an emergency or other urgent matters or as otherwise provided for herein), the Municipality may perform that obligation on the Developer's behalf and may enter onto the Lands constituting the Plan for this purpose. If the Municipality is compelled or elects to incur any expense in connection with its performance of the Developer's obligations (including any engineering or legal fees incurred in connection with such actions), any reasonable costs so incurred by the Municipality, together with all interest thereon and any damages incurred, shall be payable by the Developer and shall be collectible by the Municipality in like manner as municipal taxes. The Developer also acknowledges and agrees that the Municipality has the right to draw down any letters of credit, cash or other security for the purpose of collecting any such expenses incurred by the Municipality.

3.8 Scheduling of Works

Prior to the start of construction and prior to the issuance of building permits, the Developer shall supply for the approval of the Municipality's Engineer a Schedule of Works setting out the order in which they consider the various sections of the Works within the Plan will be built. The Municipality's Engineer may amend this schedule and the Developer must construct, install or perform the work as the Municipality's Engineer from time to time may direct.

3.9 Contractor

The said services shall be installed by an experienced, competent contractor or contractors retained by the Developer.

3.10 Utility Costs and Charges

The Developer shall deal directly with all Utility companies. The Developers Consulting Engineer shall obtain all approvals and permits and pay all fees and charges directly to the appropriate Utility.

3.11 Access Roads

All roads providing access to and within the Plan must be maintained by the Developer in good repair acceptable to the Municipality's engineer during the time of construction. This shall include the removal of mud tracked from the Subdivision as well as dust control. No roadway outside the limits of the proposed Subdivision may be closed without the written consent of the Municipality. To obtain such consent, the Developer shall obtain a work permit from the Municipality, not later than 14 days prior to the proposed closure, of the date, time and duration they wish to close a roadway. All costs for advertising the closure and signage shall be borne by the Developer. The Municipality reserves the right to limit or prohibit the use of any existing access road by the Developer.

3.12 Movement of Fill

The Developer covenants and agrees that it shall not dump nor permit to be dumped any fill or debris on, nor shall it remove or permit to be removed any fill, topsoil, trees or shrubs from any public lands, other than roads, without the written consent of the Municipality's Engineer. The Developer further agrees that no topsoil shall be removed from the lots and/or blocks except for construction purposes within the development and then such topsoil shall be stockpiled during grading operations. No topsoil shall be piled on any lots to be dedicated to the Municipality including but not limited to parkland, stormwater management, roadways, and easements. As each building is completed, the topsoil so stockpiled shall be replaced on the ground around each building to comply with the Municipal standards, and the replacing of such topsoil shall include all surfaces not covered by buildings, driveways or pavement within the development. Excess topsoil may be removed from the site with the approval of the Municipality's Manager of Operations.

3.13 Damage to Existing Plant

The Developer shall repair any damage caused to any existing road, road allowance or existing structure or plant located on the road allowance as a result of the development and shall pay for any costs involved in relocation of existing service such as hydrants, telephone poles, hydro poles, pad mount transformers, cubicles and pedestals, etc., which may be necessary because of the development.

3.14 Signs

Signs at least 450mm x 600mm (OTM information sign: G726) shall be erected by the Developer in an approved location at each entrance to the Subdivision. Each sign shall also include a tab that denotes the Developers name and contact information.

These signs shall be installed prior to Stage 2 Preliminary Acceptance and be removed after all the roads have received a Certificate of Certificate of Final Acceptance.

3.15 Testing

The Municipality's Engineer may have any qualitative or quantitative tests made of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement, or may require television camera or soil tests to be carried out, and the cost of such tests shall be paid by the Developer within ten days of the account being rendered by the Municipality. Nothing herein shall relieve the Developer of its responsibility to carry out any tests required by good engineering practice.

3.16 Erosion and Silting Control

The Developer must take all necessary precautions to prevent erosion and sedimentation of sewers, ditches, culverts, slopes, etc., both within the Development and downstream during construction and completion of servicing. Failing adequate precautions being taken, the Developer will be responsible for correcting any damages and paying all maintenance costs resulting therefrom.

3.17 Emergency Access

The Developer shall at all times during construction and development of the Works maintain emergency access to the land to the satisfaction of the Municipality's Engineer.

3.18 Construction Refuse and Weeds

The Developer, and each subsequent Owner of any lots or blocks within the Plan, shall regularly dispose of all construction refuse, debris or weeds whether it be from site servicing or house building or any other source related to the development of the Lands, in an orderly and sanitary fashion. If the Developer or subsequent Owner of any lots or blocks within the Plan fails to remove and dispose of construction refuse, debris or weeds to the satisfaction of the Municipality's By-law Officer, the Municipality may give written notice to the Developer or such Owner. If the Developer or such Owner fails to dispose of the refuse, debris or weeds within seventy-two (72) hours after receiving a written request from the Municipality to do so, the Municipality may, without further notice, undertake such removal and disposition and the cost thereof shall be paid by the Developer or such Owner forthwith upon demand, which costs shall include all expenses incurred by the Municipality in carrying out such removal and disposition. The burning of construction refuse, debris of weeds, whether it be from site servicing or house building or any other source related to the development of the Lands is prohibited.

3.19 Dust Control

Until the Certificate of Final Acceptance of all Services to be constructed under this Agreement, the Developer shall use such reasonable method to prevent any dust problem to traffic or home occupants as the Municipality shall deem necessary and for this purpose the Municipality's Manager of Operations shall notify the Developer in writing from time to time of the requirements of the Municipality.

3.20 Street Names

The Developer shall name all streets within the Land forming part of the Plan with names approved by the Municipality.

3.21 Municipal Street Numbers

(a) All Lot, Block or building numbers for use within the Plan shall be allocated by the Chief Building Official. To obtain such allocation, the Developer shall furnish the Chief Building Official with a copy of the Plan as registered upon which the Chief Building Official will designate the proper numbers for each Lot, Block or building.

(b) The Developer shall display by means of a legible sign at least 300 mm x 300 mm to be erected on each Lot or Block within the Plan, the Lot or Block number as shown on the Plan and the street number and Lot or Block number for each Lot or Block prior to the issuance of a Building Permit for that Lot or Block which sign shall remain until such time as the building on such Lot or Block is occupied in accordance with the provisions of this Agreement.

(c) Each Owner shall cause the street number so provided to be placed and maintained in a conspicuous position in the front of the property upon occupancy.

(d) All costs related to Lot, Block or building numbering shall be the responsibility of the Developer.

3.22 Blasting

The Developer agrees that no blasting will be undertaken without the written consent of the Municipal Engineer.

3.23 Driveways

The Developer hereby agrees that the driveways for all lots within the Plan shall be in a location and have a width and design as may be approved by the Municipality. Without in any way limiting the discretion of the Municipality, the location of the driveways may be further limited by special provision in Schedule "M" of this Agreement. Further, all driveways for all lots in the Plan shall be located in a manner that will minimize the amount of snow that will accumulate in the lot's driveway. The location of driveways is particularly important with respect to all corner lots located in the Plan, as these driveways entrances must be located as far as possible from the street corner to minimize the amount of snow that will block these driveways during the Municipality's efforts to clear snow.

3.24 Contaminants

In the event the Developer discovers any waste, contaminants, pollutants, hazardous substances or any other similar substances that may be detrimental to the environment during the development of the lands constituting the Plan, the Developer hereby agrees to notify the Municipality and the Ministry of the Environment, Conservation and Parks immediately and take all necessary steps and remedial efforts required by the Ministry of the Environment, Conservation and Parks and the Municipality to remove such waste, contaminants, pollutants, hazardous substances or other substances that could be detrimental to the environment. In taking such action, the Developer shall fulfill all legislative requirements for the remediation and clean-up of the Lands and shall comply with all legislative requirements regulating the removal, transportation and disposal of such waste, contaminants, pollutants, hazardous substances or any other similar substances from the Lands.

SECTION 4 ACCEPTANCE OF WORKS

4.1 Stages of Construction and Services

The Municipality will grant Preliminary or Certificate of Final Acceptance of servicing based upon three (3) stages of construction; and when the development is phased, within the whole of each phase as approved by the Municipality. Stages of construction are as follows:

(a) Stage 1 - consists of all underground Works and services to property line including storm sewers and storm water management facilities, sanitary sewers, watermains and the completion of Granular “B” road base and a portion of the Granular “A” for a riding surface.

(b) Stage 2 - services shall include the balance of the road Works including granular, curbs and gutter, base asphalt, grading of boulevard areas, sidewalks, installation of street and traffic signs, conduits, piping and facilities for the completion of electrical servicing, street lighting and other utilities such as gas, telephone and Cable T.V. Any sidewalk not completed before Stage 2 Preliminary acceptance will be permitted to be considered a minor deficiency provided that driveways in the location of the incomplete sidewalk are not hard surfaced. Sidewalks must be completed before hard surfacing of driveways and prior to consideration of Stage 2 Final Acceptance.

(c) Stage 3 - services including the final coat of asphalt, topsoil and sodding, trees, fencing and any other requirements of this agreement.

4.2 Inspection and Acceptance of the Works

When all of the services in any stage of servicing as identified above have been completed and the Municipality’s Engineer has been given written certification by the Developer’s Engineer that such services have been constructed in each stage in accordance with the approved plans and specifications in this

Agreement and upon satisfactory inspection by the Municipality's Engineer, the Municipality's Engineer will recommend that the Municipality grant a Certificate of Preliminary Acceptance.

This Certificate may include a list of minor deficiencies that the Developer must repair. Said minor deficiencies must be corrected to the Municipality's satisfaction within 12 calendar months of the date of the certificate; should the works not be corrected within this timeline, the Municipality can deem the works to not be progressing in a timely manner for application of Clause 3.7.

The services shall then be subject to a guaranteed maintenance period as described in Section 5.1. As Pre-Servicing is granted by the Municipality, Preliminary Acceptance will not be granted prior to registration of the Plan for the development or phase.

4.3 Certificate of Final Acceptance of the Works

On receipt of a written request from the Developer for final inspection and Certificate of Final Acceptance *of any stage or stages* following completion of the guaranteed maintenance period(s) outlined in Section 5.1, the Municipality's Engineer will complete an inspection and if there are no deficiencies, will recommend to the Municipality that the Certificate of Final Acceptance be issued. This Certificate will be issued provided that the Developer has paid all accounts to the Municipality and the Municipality is:

- Satisfied the applicable services have been completely installed;
- Satisfied all repairs or maintenance work on the applicable services have been completed.

and the Municipality has:

- Approved the formal certification of final completion from the Developer's Engineer certifying that all Works and services have been installed;
- Received as-built drawings as detailed elsewhere in this Agreement.

4.4 Acceptance During Winter Months

The Municipality will not be required to provide Certificates of Preliminary or Certificate of Final Acceptance during the winter months or any other time of year when inspection of the Works and services is impractical due to snow cover or other adverse conditions.

4.5 Use of Works by Municipality

The Developer agrees that:

(a) The Works may be used prior to acceptance by the Municipality, or other authorized persons for the purposes for which such Works were designed.

(b) Such use shall not be deemed an acceptance of the Works by the Municipality.

(c) Such use shall not in any way relieve the Developer of his obligations in respect of the construction and maintenance of the Works so used.

(d) The work shall in no way negatively impact existing Municipal infrastructure.

4.6 Replacement of Survey Bars

Prior to the Certificate of Final Acceptance by the Municipality, the Developer shall deliver to the Municipal Clerk a statement from an Ontario Land Surveyor approved by the Municipality that after the completion of the work, they have

found or replaced all survey monuments and iron bars as shown on the registered plan.

4.7 Ownership of Services

Upon the issuance to the Developer of the Certificate of Final Acceptance, the ownership of the services described shall vest in the Municipality and the Developer shall have no claim or rights thereto except those occurring as an owner of the lands abutting the streets where such services are installed.

Notwithstanding the above, the Developer and Municipality agree that upon commissioning and connection of water distribution systems, the Municipality will then become the operator of said systems.

This shall not relieve the Developer of any maintenance responsibilities under this Agreement. Any costs associated with the repair and maintenance of the water infrastructure during the warranty period as outlined in Section 5.1 of this Agreement shall be borne by the Developer.

SECTION 5 MAINTENANCE OF WORKS

5.1 Maintenance of Works

The Developer will be responsible for the repair and maintenance of all services, until a Certificate of Final Acceptance is issued by the Municipality. This maintenance period shall extend a minimum of two (2) years from the date of the Certificate of Preliminary Acceptance for each stage of the Works and shall continue until a Certificate of Final Acceptance is issued for each Stage of the Works. During this maintenance period, a 10% security holdback shall be retained by the Municipality in accordance with the provisions of Clause 9.3 (e) of this Agreement. If during this period, the Developer fails to carry out maintenance work within seventy-two (72) hours after receipt of the request from the Municipality, then the Municipality's engineer or Manager of Operations may, without further notice, undertake such maintenance work and the total costs of such work, including engineering fees, shall be borne by the Developer. If the Developer fails to pay the Municipality within thirty (30) days of the date of receipt of an invoice from the Municipality, then the money owing may be deducted the securities deposited by the Developer under this Agreement. At the end of the Maintenance Period, the Developer shall make written request to the Municipality for a final inspection to be made in respect to the issuance of the Certificate of Final Acceptance. The Developer shall be responsible for hydro costs for street lights until a Certificate of Final Acceptance is used for Stage 2 services.

Notwithstanding any provision within this agreement, the Developer is responsible for all maintenance and all damages to curb stops until receipt of a Certificate of Final Acceptance for Stage 2 works.

Notwithstanding the provisions above, operational responsibility for the water distribution system shall be transferred to the Municipality once the distribution system is commissioned. All costs associated with repair and maintenance of the water distribution system during the maintenance period shall be changed back to the Developer and the Developer shall pay all such amounts to the Municipality forthwith upon receiving the associated invoices.

5.2 Road Maintenance

The Developer will be responsible for the maintenance of the roads until Certificate of Final Acceptance.
Summer maintenance shall include grading, dust control and general clean-up of the roads. Winter road maintenance shall include all plowing, sanding and salting to assure proper vehicular access within the Subdivision.

In the event that proper maintenance or snow removal is not provided by the Developer, the Municipality, through its servants, contractors or agents may provide maintenance and/or remove snow without notice to the Developer. Such work will be carried out at times deemed to be an emergency by the Municipality's Manager of Operations. All costs of such work shall be paid by the Developer within thirty (30) days of date of billing or otherwise may be deducted from the deposited securities. The Developer further agrees that any work done by the Municipality pursuant to this contract before the roads are accepted by the Municipality shall not be deemed in any way, to be an acceptance by the Municipality of the roads in the said Subdivision upon which such work is done. The Developer acknowledges that the Municipality, in providing maintenance or during snow removal, may damage or interfere with the Works of the Developer and cause damage to such Works and the Developer hereby waives all claims against the Municipality that they might have arising therefrom and covenants that they will make no claim against the Municipality for such interference or damage. Representation may be made requesting that the Municipality consider entering into a separate Agreement with the Developer to undertake the winter road maintenance within the Subdivision.

5.3 Emergency Repairs

Employees or agents of the Municipality may enter onto the Land at any time or from time to time for the purpose of making emergency repairs to any of the Works. Such entry and repairing shall not be deemed an acceptance of any of the Works by the Municipality or an assumption by the Municipality of any liability in connection therewith or a release of the Developer from any of his obligations under this Agreement.

SECTION 6 DRAINAGE AND LANDSCAPE DESIGN

6.1 Drainage

All Lots and Blocks within the Plan and all lands abutting the Plan shall be graded to drain in accordance with the Drainage Plan as approved by the Municipality's Engineer. It is understood and agreed by the parties hereto that the drainage of surface waters on the Lots and Blocks in the Plan, are the sole responsibility of the Developer and subsequent purchasers, and the Developer is to provide and maintain adequate drainage of such surface waters. Satisfactory drainage outlets shall be provided. Drainage outlets shall be constructed from the limits of the Subdivision to a sufficient outlet in accordance with the approved engineering drawings.

6.2 Preservation of Trees

The Developer must preserve all healthy trees within the limits of the Subdivision. Except for the actual area of roadway construction and installation of services, no trees whether on the road allowance, or on the parkland, or on the individual lots, shall be removed without the Municipality's written permission.

6.3 Lots Unsuitable for Building

Any lots or blocks which will require special attention in order to be serviced will be listed in Schedule "F" of this Agreement. Prior to the issuance of a building permit for any lot or block listed in Schedule "F", the Developer's engineer must submit a letter to the Municipality's engineer outlining the measures to be taken to correct the problems on the affected lot(s) or block(s). This proposal must be approved prior to applying for a building permit.

6.4 Lot Grading

All Lands shown within the Plan shall be graded in general conformity with the Lot Grading Plan, including fill and excavation as required for the full width and

length of the grades and levels, and to the specifications, requirements and satisfaction of the Municipality's Engineer; provided that for residential lots and blocks, grading must be brought within zero decimal five (0.5) metres of the final grade or zero decimal one (0.1) metres of the approved pre-grade if provided, and such further residential development may complete the grading. All work done by the Developer must be of such a nature as to ensure that the integrity and intent of the overall grading plan is functional until the Lands are fully developed.

(a) Obligation to Grade According to Lot Grading Plan

The Lands shall not be graded except in general conformity with the grades and elevations. The grading plan shall bear the signature and seal of an Ontario Professional Engineer holding a Certificate of Authorization from Professional Engineers Ontario or who is employed by a partnership or corporation holding such Certificate of Authorization to offer professional engineering services to the public (hereinafter called a "Professional Engineer") or a Registered Ontario Land Surveyor who certifies thereon that the grading plan generally conforms with the Lot Grading Plan attached to the Agreement or filed with the Municipality's engineer in accordance with Schedule G.

(b) Certified Building Lot Site Plan

Subject to Section 8.9 herein, no building shall be constructed on a Lot or Block within the Plan until a Building Lot Site Plan certified by a Registered Ontario Land Surveyor or Professional Engineer has been filed with and approved by the Chief Building Official of the Municipality. The Building Lot Site Plan shall show:

- the proposed finished elevation of these lands at each corner of the lot or block;
- the proposed finished elevation of these lands at the front and rear of the building;
- the proposed finished elevations of the underside of the footings and the proposed finished height of the foundation of the building;
- the proposed finished elevation of any retaining walls, the proposed elevation of any walk-out onto these lands from the basement of the building, and the proposed finished height of the foundation of the building;
- the proposed finished elevation and slope of any driveway and the proposed location of any swale or rear yard catch basin;
- the location of eavestrough downspouts; no downspouts will be allowed to discharge in a sideyard between residences;
- swale location and elevations;
- sidewalk;
- service and driveway locations;
- any abrupt changes in the proposed finished elevation of these lands; and
- the Lot and Registered Plan number, the municipal address for the subject Lot or Block and the proposed location of the building thereon in relation to the Lot or Block boundaries.

The Developer hereby agrees that the existing property line grades abutting developed lands are not to be altered or disturbed, except as approved otherwise by the Municipality's Engineer.

The Developer shall complete such other actions as may be required by the Municipality, acting reasonably, to ensure that the subdivision is developed in accordance with the terms of this Agreement and good engineering practices.

(c) Owner's Final Grading Certificate

- No newly constructed building shall be occupied or used unless there is filed, prior to occupancy, with the Municipality's Chief Building Official, an Owner's Final Grading Certificate in the form attached as Schedule "G" bearing the signature and seal of a Professional Engineer or Registered Ontario Land Surveyor that the actual finished elevation and grading of these lands generally conform with the Lot Grading Plan and the Certified Building Lot Site Plan.

- If occupancy occurs between November 1 and May 31 the owner shall provide the Municipality's Chief Building Official with a lot grading certificate no more than 12 months from the end of May.

- If and when the Owner's Final Grading Certificate is accepted by the Municipality's Chief Building Official that the Lands generally conform with the Lot Grading Plan and the Certified Building Lot Site Plan, the Damage/Lot Grading Deposit referred to in Section 8.9 (i) is returnable to the Owner subject to this Section and Section 8.9 (i) of this Agreement

- The Owner agrees that, should drainage rectification become necessary in the absolute discretion of the Municipality, and the Owner fails to make such rectification when so instructed by the Municipality, the Municipality may, at its option, undertake the correction of such drainage and all costs over and above the two thousand five hundred dollar ($2,500.00) deposit shall be charged back to the Owner and shall include a management fee of 10% of the cost of labour and material shall be a charge against the Lot or Block for which regrading was carried out and shall be payable forthwith. The Owner agrees that neither it nor its successors or assigns will alter the grading or change the elevation or contour of the Land except in accordance with drainage plans approved by the Municipality. In addition to any other remedy, the cost for such rectification if completed by the Municipality will be at the expense of the subsequent owner and the Municipality may recover such expense under Section 446 of the *Municipal Act, 2001* in the same manner as taxes.

(e) Obligation to Maintain Grading

After the building or Block is graded in accordance with the Lot Grading Plan and the Certified Building Lot Site Plan, no change shall be made to the actual finished elevation and grading of the building Lot or Block in any way that results in a material alteration of drainage on or across the building Lot or Block or adjacent lands from that shown on the Lot Grading Plan for the adjacent lands or the Owner's Final Grading Certificate for the building Lot or Block.

(f) Prevention of Surface Water Flow

The Developer and each subsequent owner shall not block, impede, obstruct or prevent the flow of surface water as provided for in the Drainage Plan, the Lot Grading Plan or the Certified Building Lot Site Plan over any Lot or Block by the construction, erection or placement thereon of any damming device, building, structure or other means.

(g) Erosion Control

The Developer shall construct silt fences or other facilities as required during construction to control overland flows from this Subdivision to ensure that mud, silt, construction debris, etc. does not adversely affect abutting properties, all to the specifications of the Municipality's Engineer.

6.5 Maintenance of Lot Grading

The facilities and Works required by Section 6 shall be provided and maintained by the Developer or subsequent owner of each lot from time to time at such party's sole risk and expense.

Should, for any reason, the Developer or subsequent Owner fail to maintain the lot grading, they acknowledge that the Municipality, or in the case of a subsequent Owner, the Municipality or the Developer may enter onto said property to correct any drainage issues. The cost for any such correction completed by the Municipality will be at the expense of the subsequent Owner and the Municipality may recover such expense under Section 427 of the Municipal Act in the same manner as taxes.

SECTION 7 LANDS TO BE CONVEYED

7.1 Lands for Municipal Purposes

The Developer shall convey in fee simple a good title free from encumbrances to the Municipality, lands for municipal purposes other than roads, which shall be mutually agreed upon by the Owner and the Municipality, or to make a cash payment in lieu thereof as stipulated by the Municipality and also to convey to the Municipality in fee simple, free of encumbrances, the 0.3 metre reserves and other lands required by the Municipality. The deeds for the said lands are to be approved by the Municipality's solicitors and thereafter forthwith registered and deposited with the Municipal Clerk. The cost for preparation and registration of the said deeds shall be paid by the Developer. A list of lands for municipal purposes to be conveyed to the Municipality shall be set out in Schedule "H" of this Agreement.

7.2 Easements

The Developer agrees to grant at their expense all such easements and rights-of-way as may be required for the installation and supply of services to the Plan. A list of easements and rights-of-way to be granted to the Municipality shall be set out in Schedule "H" of this Agreement.

7.3 Turning Circles

The Municipality may require the installation of temporary turning circles. Where such are required, the Developer shall convey the appropriate blocks to the Municipality for the purposes of providing the Municipality with sufficient land to construct said turning circle(s). The block(s) conveyed to the Municipality shall only constitute that portion of land required by the Municipality for the actual roadway of the turning circle. The temporary turning circle shall be constructed in accordance with Schedule "C" of this Agreement. The Developer and the Municipality acknowledge that the block(s) conveyed to the Municipality for turning circles shall be reconveyed to the owners in the event that the street is connected in the future. Such conveyance and reconveyance of the block(s) shall be completed at no expense to the Municipality. A list of said blocks is included in Schedule "H" of this Agreement.

SECTION 8 ADMINISTRATION

8.1 Voiding Agreement

In the event that the Plan is not registered within one year from the date of the signing of this Agreement, the Municipality may at its option declare this Agreement to be null and void. All costs incurred shall be deducted from the deposit paid by the Developer to the Municipality pursuant to this Agreement or

any other agreement between the Developer and the Municipality referred to herein.

8.2 Developer's Expense

Every provision of this Agreement by which the Developer is obligated in any way shall be deemed to include the words "at the expense of the Developer" and "as approved or accepted by the Municipality", unless specifically stated otherwise.

8.3 Phasing

(a) The Municipality may instruct the Developer to construct the Works in particular phases suitable to it and the Developer must comply. If the Municipality does not so instruct the Developer, before commencement of any of the Works, they may request the Municipality's permission to divide the area into convenient phases.

(b) If the construction of the Works is to be phased, then in lieu of furnishing securities as required by Section 9 of this Agreement for the whole of the Works the Developer may furnish the required securities for that part of the Works to be constructed in each phase(s).

(c) The Land upon which the Works is to be constructed in a future phase shall be made subject to a specific Holding Zoning ("H") provision by means of a by-law to be passed by the Municipality under Section 36(1) of the Planning Act, R. S. O. 1990 c. P. 13 at the Developer's expense.

(d) Prior to the commencement of the construction of the Works within the Land made subject to a Holding Zoning ("H") provision and after the deposit with the Municipality of the securities as set out elsewhere in this Agreement for such Land along with a written request from the Developer, the Municipality shall at the Developer's expense pass a by-law under the said Section 36 to remove the Holding Zoning ("H") provision.

(e) Before proceeding with an additional phase, the Developer shall obtain the written approval of the Municipality and no Works shall be permitted to be installed and no building permits issued until this approval has been given in writing by the Municipality.

(f) Subject to Section 8.15 herein, commencement of construction within subsequent phases of this subdivision, or other subdivisions of the Developer herein within the Municipality of North Perth may not proceed.

8.4 Developer's Liabilities

Until the Municipality has issued the Certificate of Final Acceptance for the Works, the Developer hereby indemnifies and saves harmless the Municipality against all actions, causes of action, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of the Developer undertaking the Plan.

8.5 Insurance

Prior to the registration of the Plan, the Developer shall obtain and maintain a policy of insurance, satisfactory to the Municipal Clerk, and continue to maintain such insurance until the Municipality issues a Certificate of Final Acceptance of the Works, including during any maintenance period required under this Agreement. Such policy or policies shall be issued in the joint names of the Developer, the Municipality and the Municipality's engineer and the form and content shall be subject to the approval of the Municipality. The minimum limits of such policies shall be $5,000,000 all inclusive, but the Municipality shall have the right to set higher amounts. The said insurance policy shall include a provision that requires the insurance company to provide the Municipality with thirty (30) days' notice of termination of such policy. The issuance of such a

policy of insurance shall not be construed as relieving the Developer from responsibility for other or larger claims, if any, for which they may be held responsible.

8.6 Legal Notice to Developer and Municipality

Any notice required to be given hereunder may be given by fax, personal service delivered directly to the Developer or the Developer's engineer or by registered mail addressed to the Developer at its principal place of business, as identified in this Agreement or as provided by the Developer from time to time or as shown on the last revised assessment roll in the possession of the Municipality's Clerk, and shall be effective as of the date delivered or sent via fax or shall be effective, in the case of registered mail, the 5th day after the date the Notice was deposited in the Post Office.

Any notice required to be given to the Municipality hereunder shall be given to the Municipality by registered mail to:

Clerk
330 Wallace Ave N
Listowel ON, N4W 1L3

8.7 Registration

The Developer consents and authorizes the registration of this Agreement by the Municipality's solicitors on title to the Lands both before and after the registration of the Plan in the Land Titles Division of the Land Registry, which said registration is at the sole discretion of the Municipality and all costs of registration shall be paid for by the Developer.

8.8 Mortgages/Encumbrances

The Developer covenants and agrees to obtain and register, at its sole cost and expense, such documentation from its mortgagee(s) or encumbrancer(s) as may be deemed necessary by the Municipality to postpone and subordinate their interest in the Lands to the interests of the Municipality to the extent that this Agreement shall take effect and have priority as if it had been executed and registered before the execution and registration of the document(s) giving to the mortgagee(s) and/or encumbrancer(s) their interest in the Lands.

8.9 Requirements for Building Permits

The approval of the Plan by the Municipality or the acceptance by the Municipality of the Works shall not be deemed to give any assurance that Municipal building permits, when applied for will be issued in respect of the Lots or Blocks shown on the Plan. Notwithstanding the foregoing, the Developer agrees that it, or anyone claiming titled from it or under its authority, shall not apply for any building permits for Lots or Blocks within the Plan until all requirements hereinafter set out have been carried out to the satisfaction of the Municipality. It is agreed that a copy of this Section 8.9 shall be delivered by the Developer to each and every Purchaser of Land within the Plan and to each and every Builder obtaining a Building Permit for any Lot or Block or part of a Lot or Block within the Plan and the Developer shall extract a covenant similar to this covenant from all such Purchasers and Builders. The Municipality shall have the right to refuse any such application until:

(a) Preliminary Acceptance has been granted for Stage 1 servicing for that phase of the Subdivision;

(b) the Municipality is satisfied that lands/blocks/easement listed in Schedule "H" have been conveyed to the Municipality, free of any encumbrances;

(c) the Developer has provided sufficient documentation to the Municipality's Engineer confirming that electrical distribution and street lighting and the remaining underground services, telephone, cable t.v., and gas are being scheduled for installation; and will be completed prior to first occupancy;

(d) approval of the Municipality has been obtained for the construction of any buildings to be erected on Lots or Blocks that may be listed in Schedule "F" hereto;

(e) a certificate has been given by the Municipality's Chief Building Official that the building location is in compliance with the zoning by-law of the Municipality;

(f) the signs denoting "Unassumed Roads – Use at Your Own Risk" and Developers name and information have been installed at all entrances to the Subdivision;

(g) all dead trees within the limit of the Plan have been removed;

(h) all street identification signs required by this Agreement have been installed and are in place;

(i) payment to the Municipality by cash or letter of credit in the amount of $2,500.00 as a Works Damage/Lot Grading Compliance Deposit (herein "Damage/Lot Grading Deposit") per Lot or Block in the Plan of which the sum of $500.00 is non-refundable. The balance of the Damage/Lot Grading Deposit shall be refundable in whole or in part after the building has been constructed and occupied, an Owner's Final Grading Certificate has been filed with and accepted by the Municipality's Chief Building Official and the required service connections have been made and all damages to the Works which form the subject matter of this Agreement resulting from house building and/or landscaping activities on the subject Lot or Block have been repaired to the satisfaction of the Municipality's Chief Building Official and Municipality's Manager of Operations;

(j) with respect to repair of damage to the Works, in the event that the Owner fails to repair the damage to the Works when so instructed by the Municipality's Chief Building Official or the Municipality's Manager of Operations, the Municipality may, at its option, undertake the repair of such damage and all costs over and above the $2,500.00 deposit shall be charged back to the Owner and shall include a management fee of 10% of the cost of labour and material, shall be a charge against the Lot or Block for which repairs were carried out and shall be payable forthwith;

(k) payment to the Municipality by cash in the amount of the current applicable Development Charge(s) per Lot or Block in the Plan under the Development Charges By-law of the Municipality;

(l) a Certified Building Lot Site Plan has been filed with the Chief Building Official of the Municipality pursuant to Section 6.4 (b);

(m) the Developer agrees that the preceding requirements in this Section 8.9 are in addition to and not in substitution of the requirements of the Ontario Building Code Act as amended and regulations thereunder with respect to the issuance of Building Permits.

For greater certainty, nothing in this Agreement shall be interpreted to limit or bind the exercise of judgment or discretion of the Municipality's Chief Building Official.

8.10 Requirements for Occupancy

Subject to Section 8.11 herein, no building erected on the Lots or Blocks within the Plan shall be occupied until a Certificate of Inspection re: Readiness for Occupancy has been issued by the Municipality's Chief Building Official and the said Certificate shall not be issued until:

(a) Preliminary Acceptance has been granted for Stage 2 servicing for the phase of the Subdivision including the Lot or Block.

(b) The roadway from the entrance of the Subdivision to and including the lot or block of which the building is a part, has received the base course asphalt.

(c) The electrical distribution plant including street lights have been installed and approved by the Utility.

(d) The traffic and street signs have been installed and approved by the Municipality's Engineer.

(e) Subject to Section 6.4 (c), the final grading of the Lot or Block is in conformity with the overall grading plan or such variances therefrom as have been approved by the Municipality's Chief Building Official pursuant to Section 6.4 (c).

(f) The telephone lines, cable T.V. and gas mains have been installed and approved by the Municipality's Engineer.

(g) The Developer agrees that the preceding requirements in this Section are in addition to and not in substitution of the requirements of the *Building Code Act*, *1992,* S.O. 1992, c.23, and any amendments thereto and regulations thereunder with respect to certificates for occupancy.

8.11 Special Building Permits / Model Homes

Pursuant to Section 8.9 building permits are not obtainable until certain services are installed and approved by the Municipality's Engineer. The Municipality agrees that if the Developer or a builder wishes to obtain a building permit prior to the installation of services, as set out in Section 8.9, a permit may be issued provided the Developer or Builder has executed a No-Occupancy Agreement (Schedule "I") and the Municipality may require a deposit or Letter of Credit as a guarantee of no-occupancy. In the event that the Developer fails to meet all the requirements set out in Section 8.10 for any building permit that is issued pursuant to the Developer's delivery of a No-Occupancy Agreement, the Developer hereby acknowledges that the deposit shall be immediately forfeited to the Municipality. Such failure to meet the Section 8.10 obligations shall constitute a breach of this Agreement and the Municipality may immediately draw down any security held under this Agreement to complete any work required or fulfill any other requirements of Section 8.10 for any model home that was built pursuant to this Section 8.11.

8.12 Right to Enter into an Agreement

The Developer agrees not to call into question directly or indirectly in any proceedings whatsoever in law or in equity any administrative tribunal, the right to the Municipality to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Developer in any such proceedings.

The Developer acknowledges that the Municipality is entering into this Agreement and approving the Plan on the express representation of the Developer that it and its successors and assigns shall observe and perform all the provisions of this Agreement and that the Municipality is of the opinion that the Plan would not be in the public interest if the Developer, its successors and assigns, the owner or owners from time to time of the land within the Plan were not obligated to observe and perform all the provisions hereof except to the extent the Municipality may lawfully change them.

8.13 Successors and Assigns

The covenants, agreement, conditions, and undertakings herein contained on the part of the Developer shall run with the land and shall be binding upon it and

upon its successors and assigns as owners and occupiers of the said lands from time to time.

8.14 Notification to Purchaser

The Developer shall in every Agreement of Purchase and Sale or Offer to Purchase pertaining to any Lot or Block within the Plan notify each purchaser of all of the payments to be made by the purchaser to the Municipality pursuant to this Agreement and all of the provisions of this Agreement which shall continue in force after the completion of the sale. Further, the Developer shall furnish a list of those services included in the purchase, specifying those installed and those to be installed at no additional cost.

8.15 Scheduling, Progress and Completion

The Developer shall commence construction and installation of the Works within eighteen (18) months of the signing of this Agreement or the registration of the Plan whichever is earlier. Within eighteen (18) months of the date of commencement of the servicing of any phase, the Developer shall complete the installation of the Stage 1 and Stage 2 services. In any phase, the top coat of asphalt shall be completed within thirty-six (36) months of preliminary acceptance of Stage 2 of the services; unless written consent altering this condition is received from the Municipality's engineer. Failure to adhere to the above schedule may result in the Municipality completing the Works in accordance with Section 3.7 of this Agreement. If the development is phased, the date for commencement of construction on the balance of the phases may be delayed for up to five years. Failure to commence construction within the time schedule above may result in the Municipality declaring this Agreement to be null and void, and the Municipality may deem the property not to be a plan of subdivision.

8.16 No Municipal Liability

This Agreement and the provisions herein do not give the Developer or any person acquiring any interest in any part(s) of the Lands (each hereinafter in this clause called "such person"), any rights against the Municipality or the Municipality's engineer with respect to the failure of any such person to perform any obligations under this Agreement or the failure of the Municipality to force such person to perform any obligations under this Agreement or any negligence of any such person in the performance of the said obligations.

The only duty and responsibility of the Municipality's engineer arising out of this Agreement is to the Municipality and this Agreement. Any work or services done or performed by the Municipality's engineer under this Agreement do not in any way create any liability on the part of the Municipality's engineer to the Developer or any person acquiring any interest in any part of the Lands.

8.17 Assignment

The Developer shall not assign this Agreement without the prior written consent of the Municipality, which consent may not be unreasonably withheld.

8.18 Conflict

In the event of any conflict between or among the plans and specifications relating to the construction of the Works, the Municipality's Engineer shall decide which provisions shall prevail.

8.19 Severability

If any term, covenant or provision of this Agreement shall be found or declared by a Court of competent jurisdiction to be invalid, unenforceable or ultra vires,

such term, covenant or provision shall be conclusively deemed to be severable from all other terms, covenants and provisions of this Agreement and the remainder of this Agreement shall be and remain in full force and effect.

8.20 Amendment

Without in any way limiting the rights of the Municipality, the Developer agrees that the Municipality may, with the consent of the then registered owner of any land within the Plan, amend this Agreement insofar as it specifically affects such land or any part thereof.

8.21 Further Assurances

The Developer agrees that it shall and will, on the request of the Municipality, make, do, execute or cause to be made, done or executed all such further and other deeds, acts, things and assurances to ensure the full implementation of this Agreement and to satisfy the intention of the parties as set out in this Agreement.

8.22 Joint and Several

All terms, covenants, provisions and obligations of the Developer in this Agreement shall be joint and several.

8.23 Headings

The headings contained herein are for reference only.

8.24 Enurement

This Agreement shall be binding upon and enure to the benefit of the parties hereto and its respective heirs, executors, administrators, successors and assigns.

SECTION 9 FINANCIAL PROVISIONS

9.1 Development Charges, Drainage and Local Improvement Charges

Development Charges shall be paid in accordance with the current Development Charges By-law of the Municipality.

The Developer agrees to pay for all arrears of taxes outstanding against the property herein described before the approval of the said Plan is obtained. The Developer further undertakes and agrees to pay all taxes levied on the Lands on the basis and in accordance with assessment and collector's roll entries until such time as the Lands herein being subdivided have been assessed and entered on the Collector's Roll according to the registered Plan.

Before the Plan is approved the Developer agrees to commute and pay all charges made with respect to the *Drainage Act*, R.S.O. 1990, c. D.17, the *Local Improvement Act*, R.S.O. 1990, c. L.26 and the *Municipal Act, 2001*, S.O. 2001, c. 25, including but not limited to charges or rates outstanding in respect of the Lands under any sewer rate and/or water rate by-law which are assessed against the property on the Plan. Before the Plan is approved the Developer agrees to commute and pay the Municipality's share of any charges made under the abovementioned legislation presently servicing the Lands and assessed against it.

9.2 Securities

Prior to registering this Agreement, the Developer shall deposit with the Municipality to cover the faithful performance of the contract for the installation of

the services and the payment of all obligations and contingencies arising thereunder the following securities:

(a) Cash in the amount of One Hundred Percent (100%) of the estimated cost of all of the Works as set out in Schedule “E” and as approved by the Municipality’s Engineer and Municipal Council, or

(b) An irrevocable Letter of Credit from a chartered bank, issued in form and content satisfactory to the Municipality’s Solicitor, in the amount of One Hundred Percent (100%) of the estimated cost of all Works as set out in Schedule “E” and as approved by the Municipality’s Engineer, or

(c) Some combination of cash and Letter of Credit, totaling 100% of the Schedule “E” estimate.

Prior to depositing the securities, the Developer’s Engineer shall submit an estimate of the cost of the Works to the Municipality’s Engineer for approval. When the cost estimate has been approved it will be set out in Schedule “E” of this Agreement and will become the basis for the limits of these securities.

All Letters of Credit shall be for a minimum guaranteed period of one (1) year or such longer time as the Municipality may decide. All Letters of Credit referred to in this Section shall contain the following clause:

> *“It is a condition of the Letter of Credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date thereof, unless at least thirty (30) days prior to the present or any future expiration date, we notify you in writing by registered mail that we elect not to consider this Letter of Credit to be renewable for any additional period.”*

Unless each and every Letter of Credit is renewed as noted above, the Municipality shall have the absolute right to refuse to issue building permits and to prohibit occupancy of homes, whether partially or fully completed, from the said date thirty (30) days prior to the expiration of that Letter of Credit.

The amount for securities shall be submitted by the Engineer for the Developer to the Municipal Engineer for review. The agreed upon security amount shall be inserted in Schedule “E” to this Agreement.

The Municipality reserves the right, at any time, to review the amount of security deposited in light of the value of the work remaining to be completed for any current or subsequent phases of the project and to require an adjustment in the securities, such adjustment to be based upon any anticipated changes to site conditions or construction costs.

Surety Bonds, provided they conform to O. Reg. 461/24, will be accepted as an alternative to a Letter of Credit. All requirements of a Letter of Credit described herein shall apply to Surety Bonds.

9.3 Reduction of Securities

An application for the reduction of the security on deposit with the Municipality pursuant to Section 9.2 herein may be made no earlier than thirty (30) days after the commencement of construction of the Works and every thirty (30) clear days thereafter.

(a) To obtain a reduction in security the Developer shall file with the Municipality’s Engineer a written application in accordance with Schedule “J” attached hereto.

(b) The application shall include written confirmation from the Developer’s Engineer:

- describing the Works constructed as at the date of the application and a calculation of the cost thereof.

- confirming that the Works have been installed by the Developer with full time supervision of the Developer's Engineer and in accordance with the requirements of this Agreement and schedules hereto.
- describing the Works remaining to be completed as at the date of the application and a calculation of the estimated cost thereof.

(c) The value of the reduction shall be determined by the Municipality's Engineer who shall give a certificate to the Municipal Clerk and the Developer confirming the amount of the reduction of the security and the amount of the security remaining on deposit with the Municipality.

(d) The value of the reduction shall be based upon the one hundred percent (100%) of the value of the Works remaining to be completed by the Developer plus ten percent (10%) of the value of the Works completed to the date of the application. Should Certificate of Final Acceptance be granted for any Stage or Stages of the works, then the reduction shall be based upon one hundred percent (100%) of the value of the Works remaining to be completed by the Developer plus ten percent (10%) of the value of the Works for those Stages of construction that have not received Certificate of Final Acceptance to the date of the application

(e) As a minimum security, subject to any outstanding deficiencies or contingencies, the Municipality throughout the maintenance period shall hold as security the greater of ten percent (10%) of the estimate of the cost of the Works as set out in Schedule "E" or twenty thousand dollars ($20,000.00).

9.4 Statutory Declaration of Accounts Paid

The Developer agrees that upon applying for a discharge of securities or for a Certificate of Preliminary Acceptance for the services, they shall supply the Municipality with a Statutory Declaration that all accounts for work and materials for said services have been paid except normal guarantee holdbacks and that there are no claims for liens or otherwise in connection with such work done or materials supplied for or on behalf of the Developer in connection with the Subdivision Plan.

9.5 The Construction Act, R.S.O. 1990 c. C.30

The Developer agrees that it will hold back in its payments to any Contractor who may construct the services, such sums as are provided in accordance with the Construction Act, R.S.O. 1990, c. C.30, and will otherwise indemnify and save harmless the Municipality against any claims, actions or demands for construction liens or otherwise in connection with the Works and all costs in connection therewith, and on the demands of the Municipality's Solicitor will forthwith take such steps to immediately discharge all liens upon the services.

Notwithstanding anything to the contrary contained in this Agreement, the Developer hereby agrees that the registration of any claims for lien pursuant to the said *Construction Act*, with respect to the Lands or any part thereof, shall constitute a default by the Developer of the terms of this Agreement and shall entitle the Municipality to draw on any or all of the security referred to in Section 9.2 of this Agreement and to utilize said draw to make payment into Court of such amount required to vacate the lien, together with the Municipality's actual costs of vacating the lien.

9.6 Partial Release

The Municipality may enact a by-law, or by-laws to provide that the Clerk is to execute a partial release of this Agreement, which partial release should be in the form attached hereto as Schedule "K". The completion and registration of such partial release shall constitute a full and final release of the obligations of

the Developer with respect to the matters specified in the release, with the exception of lot grading requirements included in Section 6 of this Agreement, as established hereunder with respect to the lot named therein.

OR

Council for the Municipality may by resolution or by-law authorize a partial release of obligations on the owners of a lot, at Council's sole discretion. Said partial release shall be in the form attached hereto as Schedule "K".

The completion and registration of such partial release shall constitute a full and final release of the obligations of the Developer, with the exception of lot grading requirements included in Section 6 of this Agreement, as established hereunder with respect to the Lot named therein.

Notwithstanding the foregoing, the Clerk shall not be required to execute a partial release until the various services have been completed in accordance with the terms of this Agreement and the plans and specifications provided for herein.

SECTION 10 SPECIAL PROVISIONS – see Schedule "M"

10.1 The Developer and the Municipality agree that the provisions set forth in the attached Schedule "M" form an integral part of this Agreement and may override other parts of this agreement where appropriate.

SECTION 11 FINALIZATION OF AGREEMENT

11.1 The Developer and Mortgagee(s), if any, hereby authorize the Municipality to add to Schedule "A" to this Agreement and to all deeds, easements and other documents delivered by the Developer to the Municipality to fulfil the terms of this Agreement, the number of the Plan once registered.

SECTION 12 SIGNATURES

IN WITNESS WHEREOF the parties hereto have affixed their hands and seals attested to by the hands of the proper officer duly authorized on its behalf.

(MAKEM DEVELOPMENTS INC.
(
(
(_____
(Title:
(Name:
(I/We have authority to bind the Corporation
(
(THE MUNICIPALITY OF NORTH PERTH
(
(
(_____
(Mayor, Todd Kasenberg
(
(
(_____
(Clerk, Sarah Carter
(We have authority to bind the Corporation

Developer's Address: 331 Edenbridge Place, Kitchener, ON N2A 3M7

Developer's Telephone: 519-404-3971

Developer's Email: maria.kyveris@rogers.com

SCHEDULE “A” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

DESCRIPTION OF LANDS BEING SUBDIVIDED

5917 Line 87, Wallace Ward

PT LOT 23, CONCESSION 2 WAL, , AS IN R329692 SAVE AND EXCEPT PT 1, 44R3361; MUNICIPALITY OF NORTH PERTH; being all of PIN 53014-0009 (LT); LRO #44

SCHEDULE “B” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

PLAN OF SUBDIVISION

SCHEDULE “C” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

MUNICIPAL SERVICING STANDARDS

Municipal Servicing Standards dated July 7, 2025 resolution No. 198.07.25

SCHEDULE "D" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

CHECKLIST OF WORKS TO BE CONSTRUCTED

1.	Roads complete with asphalt paving and curb and gutter	✓
2.	Storm Water Management Plan, and storm sewer system	✓
3.	Sanitary sewers and building connections to the lot line	✓
4.	Water distribution system, fire protection and building connections to the lot line	✓
5.	Grading and requirements of a site grading plan	✓
6.	Underground electrical distribution system and an electrical service	✓
7.	Street lighting	✓
8.	Utility obligations – telephone, cable T.V., gas service	✓
9.	Sidewalks	✓
10.	Topsoil and sod on boulevard from property line to curb	✓
11.	Pedestrian walkways.	✓
12.	Vegetation retention plan.	✓
13.	Lot house number signs.	✓
14.	Street name signs.	✓
15.	Traffic signs, as required.	✓

Note: Works Required Denoted by ☑

SCHEDULE "E" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

ITEMIZED ESTIMATE OF COSTS OF CONSTRUCTION OF EACH PART OF THE WORKS

Phase 1 – Part A – Servicing and Roadworks to Base Asphalt	
Onsite Works	
Sanitary Sewers	$ 201,200.00
Storm Sewers	$ 224,500.00
Watermains	$ 266,900.00
Roadworks to Base Asphalt	$ 311,100.00
Temporary Turning Circle	$ 26,600.00
Temporary Access Road (Phase 1 to Line 89)	$ 35,100.00
Subtotal Part A: Onsite Works	$ 1,065,400.00
Engineering (5%)	$ 53,300.00
Contingencies (10%)	$ 106,600.00
HST (Rounded)	$ 159,300.00
Phase 1 – Part A Onsite Works	**$ 1,384,600.00**

Offsite Works	
Removals	$ 1,300.00
Sanitary Sewers	$ 2,700.00
Storm Sewers	$ 7,500.00
Watermains	$ 1,600.00
Roadworks to Base Asphalt	$ 12,100.00
Subtotal Part A: Offsite Works	$ 25,200.00
Engineering (5%)	$ 1,300.00
Contingencies (10%)	$ 2,600.00
HST (Rounded)	$ 3,800.00
Phase 1 – Part A Offsite Works	**$ 32,900.00**

Phase 1 **Total** Part A (Onsite and Offsite Works): **$1,417,500.00**

Phase 1 – Part B – Surface Works	
Roadworks	$ 77,800.00
Sidewalk	$ 132,100.00
Boulevards	$ 121,000.00
Street Trees	$ 26,300.00
Street Lighting	$ 48,000.00
Subtotal Part A: Offsite Works	$ 405,200.00
Engineering (5%)	$ 20,300.00
Contingencies (10%)	$ 40,600.00
HST (Rounded)	$ 60,600.00
Phase 1 – Part B Surface Works	**$ 526,700.00**

Phase 1 **Total** Part A + B (Including 13% HST): **$1,944,200.00**

Security (Including 13% HST)	
Option A – No Pre-Servicing	
Security for Part A and B	$ 1,944,200.00
Option B – Pre-Servicing	
Security for Part A works to be completed during pre-servicing*	$ 309,820.00
Security required after pre-servicing completed**	$ 668,450.00

* 20% of on-site Part A works + 100% offsite Part A works
** 10% of Part A (completed during pre-servicing) + 100% of Part B (works yet to be completed). Any uncompleted part A works would be subject to 100% security

SCHEDULE “F” OF THE AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

LIST OF LOTS UNSUITABLE FOR BUILDING PURPOSES – CLAUSE 6.3

None

SCHEDULE "G" OF THE AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

OWNER'S FINAL GRADING CERTIFICATE

The undersigned hereby certifies to the Corporation of the Municipality of North Perth (the "Municipality") that the foundations of the buildings and structures and any openings in any such foundation walls constructed on the following property:

STREET NO. STREET

MUNICIPALITY

LOT/BLOCK REGISTERED PLAN NO.

Have been constructed, at or above the elevations illustrated on the overall Certified Building Lot Site Plan (as approved by or on behalf of the Municipality) referred to in the Agreement registered against the title to the above property as shown on the as-built grading survey attached.

The undersigned further certifies to the Municipality that a field survey has been completed by the undersigned and that:

1. The final grading of the above referred to property has been completed in substantial compliance with the Certified Building Lot Site Plan referred to in the Agreement.

2. The grade elevation of all lot boundaries and corners including the front lot corners of the property are in substantial compliance with the Certified Building Lot Site Plan; and

3. The above lot has been graded to provide positive drainage in the front, rear and sideyard and that there is no area of the property which is subject to ponding of water; and

4. That in all cases, the final grading conforms to the intent of the grading plant.

This certificate is given and delivered to the Municipality in full knowledge that the Municipality relies on this certification in providing a release of the applicable Agreement affecting this property.

DATED at , Ontario this day of , 2025

_____

Signature of OLS/Professional Engineer

NOTE: Copies of this Owner's Final Grading Certificate are available at the Municipality's Building Department.

SCHEDULE “H” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

It is understood and agreed upon that the blocks and lots referenced below for lands to be conveyed to the Municipality and for easements to be granted to the Municipality in accordance with the engineered drawing set for the subject development prepared by Walterfedy, that is stamped and signed by Matt Ninomiya on 9/23/2025 and any changes thereto as authorized by the Municipality.

LANDS FOR MUNICIPAL PURPOSES TO BE CONVEYED TO THE MUNICIPALITY

All Roads, Block 72 and 73, 0.3 reserves (Block 74 and 75)

LIST OF EASEMENTS TO BE GRANTED TO THE MUNICIPALITY

Temporary cul-de-sac and 3m snow storage easement and shall remain in place until registration of Phase 2

LIST OF EASEMENTS TO BE GRANTED TO THE LANDOWNER

Rear Yard Access Easements on Lots 31,32, 33 and 10,11,12,13

SCHEDULE “I” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

NO OCCUPANCY AGREEMENT

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other good and valuable consideration and the sum of One ($1.00) Dollar of lawful money of Canada, the Parties hereto mutually covenant and agree as follows:

1. In consideration of the Corporation of the Municipality of North Perth issuing a building permit to the Owner for

_____, the Owner covenants and agrees that it will not apply for an occupancy permit until the above referred to services have been installed to the satisfaction of the Municipality;

2. The Municipality hereby acknowledges that it has a cash deposit from the Developer in the sum of _____ and will use its best efforts to see to it that the above referred to services are completed by_____.

THIS AGREEMENT shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

SIGNED, SEALED AND DELIVERED
This day of , 2025.

(“Developer”
(
(
(_____
(Title:
(I/We have authority to bind the Corporation
(
(THE MUNICIPALITY OF NORTH PERTH
(
(
(_____
(Mayor
(
(
(_____
(Clerk
(We have authority to bind the Corporation

SCHEDULE “J” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

APPLICATION FOR REDUCTION OF SECURITY

To: (Name of Municipality’s Engineer), Engineer, _____ of _____

Developer: (Name of Developer)

Agreement: (Date of Agreement)

Property: (Legal Description of Property)

Application No. (Specify number of application)

The undersigned, (Name of Developer’s Engineer) being the Developer’s Engineer, hereby confirms that the Works constructed as at the date of this Application have been installed by the Developer under the full time supervision of the Developer’s Engineer and in accordance with the requirements of the Agreement between the Developer and the Municipality.

The Works installed to the date hereof and the calculation of the cost thereof are detailed in the schedule attached hereto.

Further, the undersigned Developer’s Engineer hereby confirms that the Works remaining to be constructed as at the date of this Application and the calculation of the estimated cost thereof are also detailed in the schedule attached hereto.

This Application is given and delivered to the Municipality’s Engineer with full knowledge that the Municipality’s Engineer and the Municipality will rely upon the information contained herein in granting a reduction of the security held by the Municipality pursuant to Section 9.2 of the said Agreement affecting the above property.

DATED at , Ontario this day of , 2025.

Signature of Developer’s Engineer

Name of Developer’s Engineer

SCHEDULE “K” OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality’s Agreement.

FORM OF PARTIAL RELEASE:

PARTIAL RELEASE

IN FAVOUR OF:

Herein called the "Owner"

WHEREAS the Owner entered into certain obligations in favour of the Corporation of the Municipality of North Perth under an Agreement registered against the lands hereinafter described as Instrument No. _____.

AND WHEREAS the Owner has satisfied and fulfilled all of those obligations.

NOW THEREFORE the Corporation of the Municipality of North Perth releases the Owner from the obligations contained in the said Agreement, with the exception of the lot grading provisions in Section 6.5 in said Instrument No. _____, as amended, and certifies that all other provisions of that Agreement, as amended, are no longer binding with respect to the said lands. The lands released hereby are:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the _____ of _____ ( ), County of Perth and being composed of Lot _____ Registered Plan _____, the Municipality of North Perth has, by By-law _____, registered in the said registry office as Instrument No. _____, provided that this Partial Release shall be executed by the Clerk and sealed with its seal.

DATED this day of , 2025

_____
Clerk

SCHEDULE "L" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

CONDITIONS OF DRAFT APPROVAL

The Conditions of Draft Approval for File No. NP23-02 for the Corporation of the County of Perth as attached hereto.

Applicant:	**Makem Developments Inc.**	**Date of Decision: December 19, 2024**
Agent:	**MHBC Planning Ltd.**	**Date of Notice: December 20, 2024**
File No.:	**NP 23-02**	**Last Date of Appeal: January 9, 2025**
Municipality:	**Municipality of North Perth**	**Lapsing Date: December 19, 2027**
Location:	**Lot 2, Concession 23, Wallace Ward (5917 Line 87)**	

NOTICE OF DECISION
On Application for Approval of Draft Plan of Subdivision/Condominium
Subsection 51(37) of the *Planning Act*, R.S.O. 1990

On December 19, 2024, the Corporation of the County of Perth approved the draft plan of subdivision File No. NP 23-02 affecting the above-noted property. The conditions of draft plan approval are attached.

When and How to File an Appeal
Appeals should be filed with the County Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting Perth (County) as the Approval Authority or by mail to the address noted above. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@perthcounty.ca.

Who Can File an Appeal?
only the applicant, Minister, the municipality in which the land is located, public bodies or specified persons who, prior to the decision, made oral or written submissions to the approval authority, may appeal the decision, the lapsing provisions or any of the conditions to the Ontario Land Tribunal by filing with the County of Perth a notice of appeal, not later than 4:30 p.m. on **the January 10, 2025.** The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. **A notice of appeal may not be filed by an individual or unincorporated association or group.**

Pursuant to Section 51(43), the applicant, the Minister, the municipality in which the land is located, public bodies or specified persons who, prior to the decision, made oral or written submissions to the approval authority, may at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing with the approval authority a notice of appeal.

How to Receive Notice of Changed Conditions
The conditions of an approval of Draft Plan of Subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of approval of the Draft Plan of Subdivision if you have made a written request to be notified of changes to the conditions of approval of the Draft Plan of Subdivision.

Other Related Applications: OPA 220; ZBA 15-2023; and OPA 38

Getting Additional Information
Additional Information about the application is available for public inspection during regular office hours at the Planning and Development Department at the address noted below.

Mailing Address for Filing a Notice of Appeal
County of Perth
Planning and Development Department
County Court House
1 Huron Street
Stratford, Ontario N5A 5S4

Attention: Michelle Evans
Planning & Land Division Clerk
Tel: (519) 271-0531 Ext. 410
Fax: (519) 273-5967

1. That this approval applies to the draft plan of subdivision prepared by MHBC, File 1976A, dated November 13, 2024 showing a total of 79 residential lots, 2 multi-residential lots, 1 Park Block, 4 Trail Blocks, 1 Walkway Block, 1 Walkway/Emergency Access Block, 1 School Block, 4 Future Development Blocks, 10 0.3 m reserve blocks and 1 road widening block with a total area of 17.72 ha as per the following:

Phase 1			
Description	Lots/Blocks	Units (min/max) *	Area (ha)
Residential*	1-71	71	3.236
Trail	72		0.110
Walkway/Emergency Access	73		0.024
0.3 m Reserve	74, 75		0.002
Roads			1.195
Sub-Total	75	71	4.567
Phase 2			
Description	Lots/Blocks	Units (min/max) *	Area (ha)
Residential*	1-5	41/52	2.060
Multiple Residential**	6	50/77	1.298
Park	7		0.750
Trail	8-10		0.113
Future Development	11-13	7/8	0.623
0.3 m Reserve	14-16		0.011
Roads			1.745
Sub-Total	16	98/137	6.600
Phase 3			
Description	Lots/Blocks	Units (min/max) *	Area (ha)
Residential*	1-3	20/24	0.953
Multiple Residential**	4	116/160	2.672
Walkway	5		0.012
Future Development	6		0.175
Road Widening	7		0.036
0.3 m Reserve	8-12		0.007
Roads			0.604
Sub-Total	12	136/184	4.459
Phase 4			
Description	Lots/Blocks	Units (min/max) *	Area (ha)

School/Residential	1	66/168	2.100
Sub-Total	1	66/168	2.100

2. That the owner/developer enter into a Subdivision Agreement with the Municipality of North Perth, and that the terms of the Agreement be satisfactory to the Municipality of North Perth, including, but not limited to:
   a) Provision for any phases;
   b) Provisions for the construction of the streets to a standard acceptable to the Municipality;
   c) Provisions for the installation of sidewalks and pedestrian walkways to a standard acceptable to the Municipality;
   d) Provision for the installation of and connection to potable water services, sanitary and storm sewage systems, fire protection, storm water management and conveyance of facilities;
   e) Provision for lot grading and drainage plans and related installations;
   f) Provision for trees and landscaping including topsoil and sod on streets and any other public areas;
   g) Provision for street lighting;
   h) Financial securities and requirements;
   i) Provision for the assignment of municipal addresses;
   j) Provisions to restrict unenclosed porches or decks into the exterior sideyard
   k) Provisions to implement the recommendations of the Scoped Environmental Impact Study prepared by Aboud and Associates dated March 1st, 2023;
   l) Inclusion of a requirement within purchase and sales agreement of sensitive uses that a Warning Clause Type E be included.
   m) Other such matters as determined by the Municipality of North Perth.

   All development standards will be as specified by the Municipality. The Subdivision Agreement shall also contain satisfactory provisions to address requirements as determined necessary by other review agencies.

3. That a copy of the Subdivision Agreement shall be provided to the County of Perth Planning Department prior to final approval.

4. The road allowance included in the draft plan of subdivision shall be dedicated as public highway to the satisfaction of the Municipality of North Perth.

5. The owner agrees in writing that turning circles and any necessary easements will be provided as necessary to the satisfaction of the Municipality of North Perth.

6. The owner agrees in writing that a road widening (Block 7 – Phase 3) will be conveyed to the Municipality of North Perth along the entire frontage of Line 87 free of all encumbrances and costs to the satisfaction of the Municipality of North Perth.

7. That the required Subdivision Agreement shall be registered against the land to which it applies once the Plan of Subdivision has been registered.

8. That the owner/developer enter into an agreement with the appropriate service providers for the installation of underground utility services to enable, at a minimum, the effective delivery of communication/telecommunication services for 911 Emergency Services;

9. That the street(s) shown and any reserves in this draft plan shall be dedicated to the North Perth. They shall be named to the satisfaction of North Perth and where those streets are not extensions of existing streets that such new street names shall not be duplicates in spelling or phonetic sounding of street names elsewhere in the County of Perth.

10. That the owner/developer satisfy any outstanding financial charges to the Municipality of North Perth and County of Perth prior to final approval.

11. That the owner/developer conveys the Future Development Blocks (Block 13 -Phase 2 and Block 6 – Phase 3) directly adjacent Part Lot 24 Concession 2 to the satisfaction of the Municipality of North Perth for the purposes of constructing a noise attenuation berm.

12. The owner/developer agrees within the Subdivision Agreement to construct and install fencing and/or appropriate property demarcation for the following blocks, to the satisfaction of the Municipality of North Perth, which could include, but is not limited to:
    a) Property demarcation where lots and/or blocks abut defined natural features and/or associated buffers any may include signage, fencing, and/or native trees and shrubs;
    b) Property demarcation, where lots and/or blocks abut any trails or agricultural lands outside the subdivision lands;
    c) Subject to Site Plan Approval, install fencing per the North Perth Zoning By-law for any lots and/or blocks proposed for multi-unit housing.

    Required fencing and/or property demarcation, shall be installed within 12 months of build out of each phase.

13. That prior to final approval, the North Perth shall confirm that the Plan of Subdivision and proposed development conforms to the Municipality of North Perth Zoning By-law.
14. That a final grading and drainage plan for the proposed development be prepared to the satisfaction and approval of the Municipality of North Perth be prepared, and that the developer has provided securities for the works to the satisfaction of the Municipality of North Perth.

15. The Owner/Developer agrees to construct, install and maintain erosion and sediment control facilities satisfactory to the Municipality of North Perth, in accordance with a plan that has been submitted to and approved by the Municipality.

16. That a parkland dedication arrangement be made in accordance with the Planning Act and consistent with the Municipality's Parkland Dedication By-law, to the satisfaction of the Municipality of North Perth.

17. That the owner/developer agrees to provide funding to the Municipality of North Perth (or alternative designate ie. Listowel Hospital) for the reestablishment (construction and material costs) of the Helipad at an alternative location. The funding shall be appropriate for the reconstruction of the Helipad of a similar scale and nature (ground mounted) to the current Helipad and at a location to the satisfaction of and established by the Municipality of North Perth.

18. The owner agrees to transfer Block 7 (Phase 2) as parkland and Blocks 72 (Phase 1), Blocks 8, 9 and 10 (Phase 3), to the Municipality of North Perth, free and clear of all encumbrances and at no cost to the Municipality of North Perth. The conveyance of these blocks is intended to satisfy the parkland dedication requirement in accordance with the Planning Act and the Township's Parkland Dedication By-law.

19. That the owner/developer provide an agreement to contribute towards the North Perth CIP for Attainable House at an agreed to amount of $400 (with provisions for inflation/consumer price indexing referenced from January 1st 2025) on a per residential unit basis.

20. That the owner/developer provide an agreement to contribute towards the North Perth CIP for Attainable House at an agreed to amount of $400 on a per residential unit basis (with provisions for inflation/consumer price indexing initiated at registration and capped at a maximum of 20% of the initial amount).

21. That prior to final approval, the owner shall receive confirmation from the Municipality of North Perth that there is sufficient capacity in the water and sanitary sewer systems to service the plan of subdivision and that such services have been appropriately allocated through the execution of the Subdivision Agreement. Prior to final approval of any phase the Municipality of North Perth will confirm the servicing allocation for such phase.

22. That prior to final approval, the owner/developer shall submit for the review and approval of the Municipality of North Perth, a detailed (Final) stormwater management plan for the area to the satisfaction of the Municipality.

23. That any easements required for municipal services will be provided by the Subdivider to the satisfaction of the Municipality of North Perth.

24. That such easements as may be required for utilities, but not limited to telephone, television cable, gas, hydro, internet or stormwater drainage purposes shall be granted gratuitously to the appropriate utility provider, agency or authorities to the satisfaction of the communication provider.

25. That the owner/developer shall enter into all necessary easements and/or agreements required for utility services.

26. That the owner/developer installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of the Municipality of North Perth.

27. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, and that any road widenings created which shall be conveyed to the Municipality of North Perth and County of Perth.

28. The owner agrees that all existing wells (as part of development of an applicable Phase) on the subject lands will be properly abandoned in accordance with Ontario Regulation 903 and that septic fields will be abandoned to the satisfaction of the Municipality of North Perth and that all necessary paperwork be submitted to the Municipality.

Agency Conditions:

29. That the owner/developer agrees to satisfy the requirements of Canada Post with respect to the delivery of mail including the suitable location for Community Mail Boxes, if necessary, and that the Subdivision Agreement include any clauses required by Canada Post.

30. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by the telecommunications provided to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to the telecommunications provider.

31. The Owner agrees that should any conflict arise with existing telecommunications provider's facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

32. That prior to any grading or construction on the site within the Maitland Valley Conservation Authority regulated area and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Maitland Valley Conservation Authority:
    i. A Geotechnical assessment of the existing site with proposed modifications to address any recommendations to the satisfaction of the Maitland Valley Conservation Authority

33. The owner shall agree to set aside or reserve Block 1 in Phase 4 for a proposed school site as requested by the Avon Maitland District School Board (AMDSB). Prior to final approval of Phase 4, the Board agrees to enter into an agreement of purchase and sale as an option for a maximum of 5 years from registration of Phase 1.

34. That the (Conditional to a finalized purchase and sales agreement between the School Board and Owner/Developer) following items to the satisfaction of the school board:
    a) Inclusion of a sidewalks
    b) Grading of the site to a flat and appropriate finish
    c) Access or Curb Cuts to address school/pedestrian/walkways and trail access
    d) Installation of appropriate servicing connections

Final Clearance

35. That the appropriate party, agency or organization submit a final clearance letter to the County of Perth stating that all conditions have been cleared with respect to their applicable conditions as noted below.

Municipality of North Perth 330 Wallace Avenue North Listowel, Ontario N4W 1L3	Conditions 2, 4 – 28, 35
County of Perth 1 Huron Street Stratford, ON N5A 5S4	Condition 3, 10, 35
Maitland Valley Conservation Authority 1093 Marietta Street, Box 127 Wroxeter, ON N0G 2X0	Condition 32, 35
Delivery Planning Canada Post Corporation 300 Wellington Street LONDON, Ontario N6B 3P2 519-808-9661	Condition 29, 35
Bell Canada or Wightman Communications Or other Telecommunications Provider Bell Canada Right of Way Floor 5, 100 Borough Drive SCARBOROUGH, Ontario M1P 4W2 1-800-748-6284	Conditions 24, 25, 30, 31, 35
Enbridge Gas Lands Department 50 Keil Drive North CHATHAM, Ontario N7M 5M1 519-436-5292	Conditions 24, 25, 35
Hydro One 420 Welham Rd. Barrie, ON L4N 8Z2	Conditions 24, 25, 35

Avon Maitland District School Board Conditions 33, 34, 35
62 Chalk St. N.
Seaford, ON
N0K 1W0

NOTES TO DRAFT APPROVAL

Prior to final approval, the Perth County Planning Department has been advised in writing that conditions have been met by the agencies below as listed:

1) It is the owner/developer's responsibility to fulfill the conditions of draft approval. **The Planning Department requires that the owner/developer provide one complete package with clearance letters from all agencies listed to the County of Perth Planning and Development Department, quoting the File No. NP 23-02.** The County of Perth Planning Division will require a minimum of thirty days to review the clearing letters prior to approving the subdivision.

2) The County suggests that you make yourself aware of the following subsections of the Land Titles Act:
   a) Subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a lands titles division; and
   b) Subsection 144(2) allows certain exceptions.

3) All measurements in subdivision final plans must be presented in metric units.

4) The County's draft plan approval for this development is for a period of 3 years. If an extension is required, the owner/developer must apply in writing to the County for any extension at least 60 days prior to the lapsing date. **There is no authority to reactivate the County's draft plan approval after the lapsing date**. Where an extension is applied for, it is the owner/developer's responsibility to obtain a resolution from the local municipal Council in support of the extension request and such is to be included with the written extension request. The County is under no obligation to grant an extension of draft plan approval (Note: Section 50(33) of the Planning Act provides that the approval authority may extend and approval time period).

5) It is understood that Draft Approval does not constitute a commitment for Municipal water and wastewater. Commitment for Municipal water and wastewater will be made through the Subdivision Agreement on a phased basis.

6) That all required municipal services/works provided as a part of the subject development be designed and constructed in accordance with the Municipality of North Perth Municipal Design Criteria & Standard Specifications for Municipal Services.

Registration:

7) The final plan approved by the County of Perth must be registered within (30) thirty days or the County may withdraw the approval under Section 51(59) of the Planning Act.

SCHEDULE "M" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

SPECIAL PROVISIONS

The following special provisions apply to this Agreement:

1. Attainable Housing Community Improvement Plan (CIP)

$400.00 x 71 Units = $28,000.00

That prior to registration, the Owner/Developer agrees to provide the sum of $28,000.00 to the attainable housing CIP. Fees are due prior to registration of this subdivision agreement, and any outstanding funds are subject to an interest rate of 6% per annum.

2. That prior to grading or servicing of Phase 2, the Owner/Developer implements the mitigation measures as recommended by the Scoped Environmental Impact Statement (March 1, 2023) prepared by Aboud & Associates Inc. to the satisfaction of the Municipality.

3. That prior to registration of Phase 3, the Owner/Developer enters into a Helipad Agreement with the Municipality, which provides for funding to the Municipality (or alternative designate i.e. Listowel Hospital) for the re-establishment (construction and material costs) of the Helipad at an alternative location. The funding shall be appropriate for the reconstruction of the Helipad of a similar scale and nature (ground mounted) to the current Helipad and at a location to the satisfaction of and established by the Municipality.

4. That the Owner/Developer enter into an agreement with the appropriate service providers for the installation of underground utility services to enable, at a minimum, the effective delivery of communication/telecommunication services for 911 Emergency Services.

5. That the Owner/Developer agrees to satisfy the requirements of Canada Post with respect to the delivery of mail including the suitable location for Community Mailboxes, if necessary, and that the Subdivision Agreement include any clauses required by Canada Post.

6. The Owner/Developer acknowledges and agrees to convey any easement(s) as deemed necessary by the telecommunications provided to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to the telecommunications provider.

7. That prior to any grading or construction on the site within the Maitland Valley Conservation Authority regulated area and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Maitland Valley Conservation Authority:

- A Geotechnical assessment of the existing site with proposed modifications to address any recommendations to the satisfaction of the Maitland Valley Conservation Authority

8. The Owner/Developer agrees to set aside or reserve Block 1 in Phase 4 for a proposed school site as requested by the Avon Maitland District School Board (AMDSB), for a period of five years from the registration of Phase 1. Should an

offer to purchase not be secured within the five years, Block 1 may be developed for other uses.

9. That the Owner/Developer include the following warning clause in all offers to purchase and/or rental agreements for all residential units with rear yards adjacent to the industrial lands:

- The purchasers/tenants are advised that due to the proximity of the nearby industrial and employment lands, noise from the existing and future industries may at times be audible.

10. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, and that any road widenings created which shall be conveyed to the Municipality of North Perth and County of Perth.

11. Non-structural fill (to be added to the notice warning clauses on lots 7-30)
Purchasers are advised that non-structural fill was placed in the rear yard. The fill is unsuitable for supporting accessory buildings, pools, decks, and other structures. Settlement of patios and sidewalks is expected in areas with non-structural fill.

12. The owner agrees to design Park Block 7, Phase 2 to the satisfaction of the Municipality prior to registration of Phase 4. If 5 years have passed after Phase 1 registration and Phase 2 has not been registered the owner then agrees to design Park Block 7, Phase 2 to the satisfaction of the Municipality prior to registration of Phase 2.

Furthermore, as part of the Phase 2 works the owner agrees to place structural fill on Park Block 7, Phase 2 where it is required for any structures identified in the approved park design. The structural fill will be placed within 450mm of the finished grade of the park.

Furthermore, the owner shall ensure that the Park Block shall be clear of all top-soil piles, fill piles, construction staging materials etc. at their own cost, prior to the registration of Phase 3.

13. An emergency access will be provided after the occupancy of the 37th home within Phase 1. If available, said access will generally be in the current location of the construction access over the Municipality's lands, otherwise, the owner shall provide a secondary access across their own lands, to the satisfaction of the Municipality, at their own expense.

14. The Owner/Developer agrees not to use Walton Avenue for a haul road or any other road/servicing construction access.

15. That the owner/developer conveys the Future Development Blocks (Block 13 - Phase 2 and Block 6 – Phase 3) directly adjacent Part Lot 24 Concession 2 to the satisfaction of the Municipality of North Perth for the purposes of constructing a noise attenuation berm.

16. The Owner agrees not to submit a Building Permit Application for any structure after the 37th building permit within Phase 1 until watermain looping to Wallace Avenue or Fairlane Road is completed to the Municipality's satisfaction. The Owner agrees not to register any subsequent Phase until said watermain looping is completed. The Municipality makes no warranty or commitment to completing the watermain looping to the property line within a specific timeframe. The Owner agrees to be responsible for front-ending the cost and installation of said watermain looping, to the Municipality's satisfaction, should the Owner wish to complete the work in advance of it being completed by the Municipality.

SCHEDULE "N" OF AGREEMENT

Note: It is understood and agreed that this Schedule forms part of the Municipality's Agreement.

PRESERVICING AGREEMENT

1. SERVICING PRIOR TO REGISTRATION:

Notwithstanding clause 2.3 (a) of this Agreement which requires registration of the Plan prior to the commencement of construction, the Developer may commence installation of the Works as outlined in Schedule D to this agreement prior to the registration of the Plan.

The Developer acknowledges that, prior to registration of the Plan:

- The watermain may not be connected to the Municipal system without the consent of the Municipal Engineer and the Manager of Operations.
- Storm and Sanitary sewers may not be connected to the Municipal System without the consent of the Municipal Engineer and the Manager of Operations.
- No model home permits, and no building permits of any nature will be issued.
- Inspections of completed servicing may be conducted by the municipality and the Municipal Engineer. No Preliminary Acceptance recommendations will be available prior to registration.

The Municipality agrees to consent to this pre-servicing provided:

- This Agreement has been registered on the Lands.
- A draft of the Plan to be registered has been approved by the Municipality
- Any external easements or property acquisitions have been completed the satisfaction of the Municipality.
- The Developer has posted securities for the Work. Security shall be posted for 100% of the value of all alterations to or installations of municipal works or works that may be allowed in the municipal right of way, plus 20% of the value of all Works that are part of the pre-servicing as outlined in Schedule E. Security reductions will be considered to the amount of 10% of the cost of these interim Works as outlined in Sections 5.1 and 9.3 of this Agreement.
- The Developer has provided proof of liability insurance as required by this Agreement.
- The Developer has received Municipal, Ministry of the Environment Conservation and Parks, and Maitland Valley Conservation Authority approvals of the design drawings and;
- That signage during the pre-servicing stage shall include at any access to the site, "**PRIVATE PROPERTY**" and "**NO ACCESS IS PERMITTED AT ANY TIME**".

If the Works, as set out in the engineering design drawings, are not being carried out in an acceptable manner and the development of the Plan is not proceeding expeditiously to the satisfaction of the Municipality, the Municipality, will have the right to require the Owner to cease any or all construction activities, by written notice to the Owner.

Prior to the municipality providing a full release letter for the draft plan conditions that would allow the final approval and registration of the Plan, the balance of the full amount of the security under Section 9.2 of this agreement shall be posted.

This security may be adjusted in value based on the amount of remaining works as determined by the Municipal engineer.

The Developer acknowledges and agrees that such servicing work is done at its sole risk, and the Developer agrees to indemnify and save harmless the Municipality with respect to any claim, demand, action, cost, suit, or loss by anyone whomsoever which may occur as a result of servicing prior to the registration of a Plan of Subdivision. The Owner acknowledges and agrees that should the Plan for this development for any reason be refused final approval and the Plan is not registered, any pre-servicing authorized under this Agreement shall cease and the Owner agrees to accept full responsibility and obligation, financial and otherwise, for all servicing provided and Works that have been constructed or installed. Should the Plan be refused final approval, the Owner agrees to remove any or all Works or portions of Works if so, requested by the Municipality and to rectify any situation including all making restoration as a result of construction to the satisfaction of the Municipality, if requested by the Municipality to do so.

SCHEDULE "O" OF AGREEMENT

ENVIRONMENTAL IMPACT ASSESSMENT RECOMMENDATIONS

To be addressed in future phases.

SCHEDULE "P" OF AGREEMENT

HELIPAD AGREEMENT

To be addressed in future phases.

THE MUNICIPALITY OF NORTH PERTH

BY-LAW NO. 100-2025

BEING A BY-LAW TO CONFIRM GENERALLY PREVIOUS ACTIONS OF THE COUNCIL OF THE MUNICIPALITY OF NORTH PERTH

NOW THEREFORE the Council of the Municipality of North Perth enacts as follows:

1. The actions of the Council of the Municipality of North Perth at its meeting on October 6th, 2025, be confirmed.

2. Execution by the Mayor and the Clerk of all Deeds, Instruments, and other Documents necessary to give effect to any such Resolution, Motion or other action and the affixing of the Corporate Seal, to any such Deed, Instruments, or other Documents is hereby authorized and confirmed.

3. This By-law shall come into force and takes effect on the date of its passing.

PASSED this 6th day of October, 2025.

_____

MAYOR TODD KASENBERG

_____

ACTING CLERK SARAH CARTER