



Township of Dawn-Euphemia Official Plan Review

The Township of Dawn-Euphemia is undertaking a review and update to its Official Plan. An Official Plan describes the Township's policies on how it will grow, what will be protected and how land in your community should be used. It is prepared with input from your community to ensure it reflects community goals and priorities. This review will address changes to provincial legislation, ensure the documents conform to the Lambton County Official Plan and consider local planning issues that impact your community.

We want to hear about what is important to you – have your say in shaping the future of land use planning and development in your community!

Drop in at the Public Information Session!

An in-person Public Information Session is scheduled for **June 1 from 4-6 pm** to introduce the project, share initial background review findings and directions, and give residents the opportunity to ask questions and offer feedback on the upcoming steps. The session will be informal, allowing attendees to drop in without a formal presentation.



Monday June 1, 2026 from 4 to 6 pm.

Council Chambers

4591 Lambton Line, RR4
Dresden, ON N0P 1M0

Background Report Presentation to Council

J.L. Richards and Associates Limited will present the preliminary research findings and directions from the background research and feedback gathered to date. Members of the Public are invited to attend to in-person or virtually view the presentation.

To join virtually via zoom, please contact the clerk.



Monday June 1, 2026 at 6:30 pm.

Council Chambers

4591 Lambton Line, RR4
Dresden, ON N0P 1M0

Have any question or comments?

We encourage you to provide comments or questions by sending an email to:

Donna Clermont, Clerk

Phone: 519-692-5148

Email: clerk@dawneuphemia.on.ca



Township of Dawn-Euphemia Official Plan Review

The Project Review Process

1. Project Initiation

- Detailed Workplan and Consultation Strategy
- Notice of Project Commencement
- Invitations to Indigenous Communities
- Special Meeting of Council

Timing: Fall 2025

2. Background Study and Directions Report

- Technical Review of Current Official Plan
- Jurisdictional Review of Best Practices and Background Information
- Background Report

Timing: Fall 2025 / Spring 2026

3. Public and Stakeholder Engagement

- Council Presentation
- In-Person Public Engagement Session
- Indigenous Meetings (in-person)
- Finalize Background Report

Timing: Spring / Summer 2026

← **We are here!**

4. Draft Official Plan Revisions

- Draft Official Plan
- Circulate Draft Official Plan to Agencies
- Public Open House (In-person)

Timing: Summer 2026

5. Finalization and Adoption

- Incorporate Public, Agency & Stakeholder Feedback
- Prepare Final Draft Official Plan
- Statutory Public Meeting
- Decision by Council on Final Official Plan
- Decision by County on Final Official Plan

Timing: Fall 2026 / Early 2027

Prepared for:

TOWNSHIP OF DAWN-EUPHEMIA
4591 Lambton Line, RR4
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Prepared by:

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Credit: Township of Dawn-Euphemia



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS

Value through service and commitment

Background Report Township of Dawn-Euphemia Official Plan Review

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1.0 Introduction

The Township of Dawn-Euphemia (hereinafter, the Township) is a lower-tier municipality within Lambton County, south of the Township of Enniskillen and the Municipality of Brooke-Alvinston, and north of the Municipality of Chatham-Kent. It includes the hamlets of Florence, Rutherford and Shetland and the rural clusters of Edys Mills, Bentpath and Oakdale. The Township is bisected by East Sydenham River and is traversed by many other creeks and their tributaries. County Road 21, 28, 15 and 79 function as the main access roads within the community. The Township is home to 2,050 people.¹

As a rural Township with limited servicing within its hamlets, the Township is expected to experience modest growth over the next 25 years. Its agricultural land base and petroleum resources play a vital role in its economy and need to be protected. The Township also needs to consider opportunities for economic diversification including alternative and renewable energy facilities, on-farm diversified uses and other rural employment opportunities. The Township's Official Plan outlines the framework for growth and land use decisions for lands within Dawn-Euphemia. It plays an important role in protecting the Township's key resources while enabling and encouraging residential and economic growth and diversification.

1.1 Why Update the Official Plan?

Given the long-term nature of an Official Plan (OP), the physical changes that can occur in the external environment and the evolving legislative, policy, and regulatory environment, it is a standard municipal practice to periodically review an OP. This is enshrined in Section 26 of the *Planning Act* which requires municipalities to revisit their OP no less frequently than 10 years after it comes into effect as a new OP and every 5 years thereafter, unless replaced by a new OP. The purpose of such a review is to ensure that the OP has regard to matters of provincial interest listed under Section 2 of the *Planning Act*; is consistent with policy statements issued under Section 3 of the *Planning Act*; and that it conforms or does not conflict with provincial plans. There have been several updates to Provincial policy documents since the Township's Official Plan was adopted in 2014 and approved in 2015 with modifications, and this Official Plan Review provides the opportunity to update the plan to ensure it continues to achieve a balance between local and provincial interests and goals.

Lambton County is currently in the process of updating the Lambton County Official Plan to reflect changes to Provincial legislation and ensure consistency with the new 2024 Provincial Planning Statement (PPS, 2024). The Township of Dawn-Euphemia Official Plan update is proceeding concurrently with this review and the Township's OP Review will consider the work being completed by the County.

¹ Statistics Canada (2025). 2021 Census for Township of Dawn-Euphemia Census Subdivision. Retrieved November 12, 2025 from [Profile table, Census Profile, 2021 Census of Population - Dawn-Euphemia, Township \(TP\) \[Census subdivision\], Ontario](#)

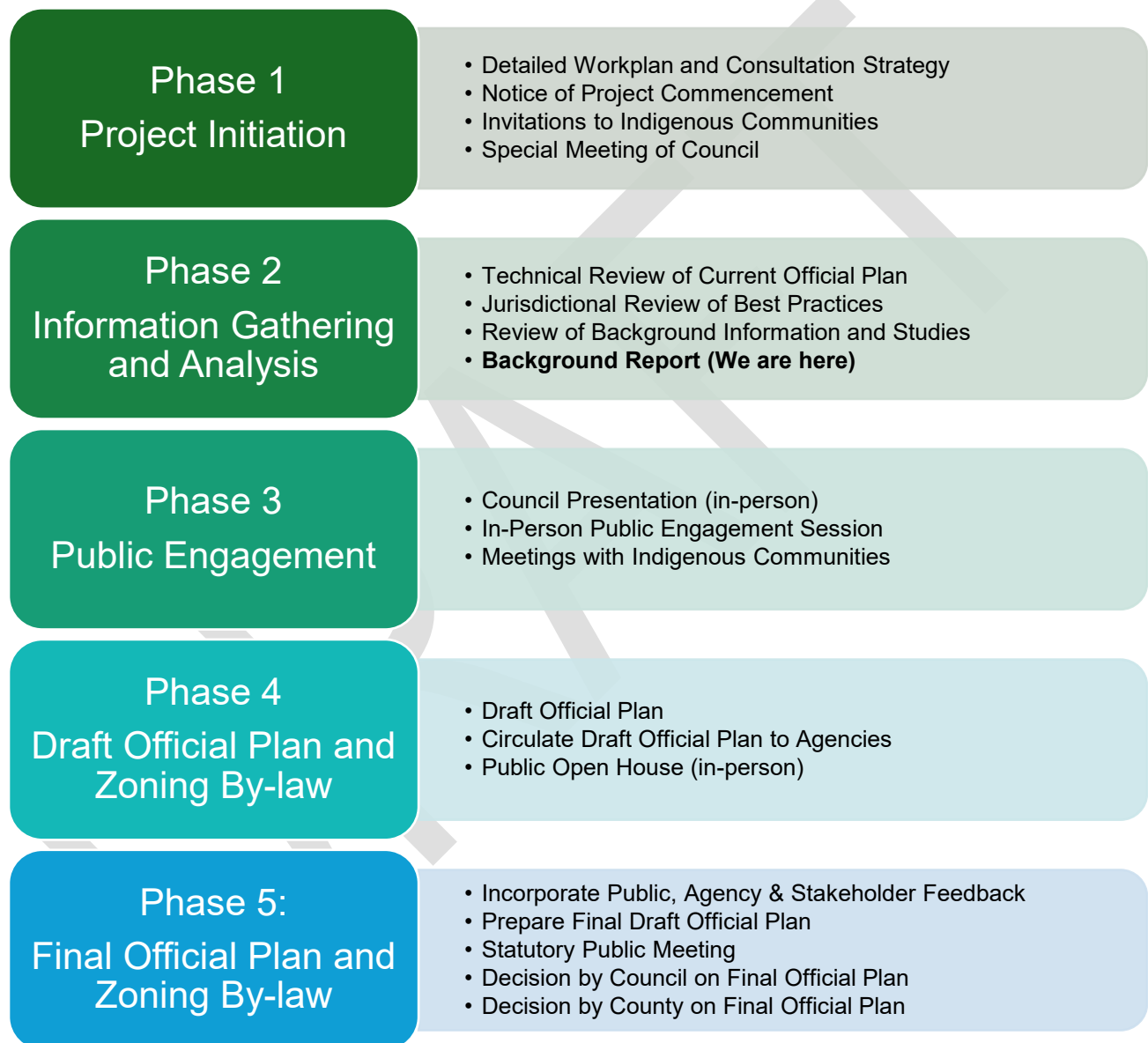
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1.2 The Official Plan Review Project

Understanding that updating the OP is in the community's best interest, Township Council retained J.L. Richards & Associates Limited to assist with the Official Plan Review and Update (project).

The project includes five phases, which are illustrated below:



This report represents the conclusion of Phase 2 and summarizes the findings of the background and technical review. As part of our work to date, we have:

- Undertaken a technical review of the current OP
- Undertaken a review of provincial plans and supporting documents including:
 - The Planning Act

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- Provincial Planning Statement (PPS) 2024
- The 2018 Lambton County Official Plan (LCOP)
- The Draft 2025 Lambton County Land Needs Assessment and Growth Projections
- Township of Dawn-Euphemia 2022-2027 Strategic Plan
- Thames-Sydenham and Region Source Protection Plan
- Sought input from the surrounding First Nations communities
- Reviewed and analyzed 2021 Census of Canada data release for the community
- Prepared a presentation for a Special Meeting of Council held in December 2025

1.3 Purpose of the Report

This report summarizes key information from several different sources and provides recommendations for the draft OP. It will act as the blueprint for the drafting of the OP amendments. This report will remain in draft form throughout the OP review project and will be finalized as part of Phase 5 once the final draft OP is prepared.

Please note that while not specifically addressed in this background report, minor changes to ensure consistency with the PPS and LCOP and reflect updated terminology will be made to the draft Official Plan.

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2.0 What We Know

This section provides context on various legislative and policy changes, and local priorities that will be considered in this Official Plan. Please note that the majority of the discussion focuses on how to address local priorities in this Official Plan update which largely align with matters of Provincial Interest. For a detailed analysis of the updates required to ensure PPS, 2024 consistency and County LCOP conformity, please refer to **Appendix A**.

2.1 Planning Context

The planning policy and regulatory framework for the Township of Dawn-Euphemia Official Plan Review is formed by the *Planning Act*, the PPS and LCOP. This section summarizes this framework.

2.1.1 Planning Act

The *Planning Act, R.S.O. 1990, c.P.13*, provides the statutory authority for land use planning in Ontario and provides the basis for municipalities to prepare their OPs.

Decision makers shall “have regard to” matters of provincial interest as listed in Section 2 of the *Act* and land use planning decision making “must be consistent with” the PPS, 2024 and must conform to / not conflict with provincial plans.

Several updates to the *Planning Act* have occurred since the OP came into effect in 2014:

- *Smart Growth For Our Communities Act (Bill 73)*.
- *Promoting Affordable Housing Act (Bill 7)*.
- *Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139)*.
- *More Homes, More Choice Act, 2019 (Bill 108)*.
- *Covid-19 Economic Recovery Act, 2020 (Bill 197)*.
- *Supporting Recovery and Competitiveness Act, 2021 (Bill 276)*.
- *More Homes for Everyone Act, 2022 (Bill 109)*.
- *Build More Homes Faster Act (Bill 23)*.
- *Helping Homebuyers, Protecting Tenants Act (Bill 97)*.
- *Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)*
- *Homeowner Protection Act, 2024 (Bill 200)*
- *Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5)*
- *Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*
- *Fighting Delays, Building Faster Act, 2025 (Bill 60)*

The key changes to the planning framework through these updates include:

- Introduction of community benefit charges.
- New matters of provincial interest relating to built form.
- Official Plans must include measures/procedures to obtain public views for Official Plan Reviews, Official Plan Amendments and Zoning By-law Amendments.
- Requirements for affordable housing and climate change policies in OPs.
- Modified parkland dedication requirements.

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- Permissions for two additional residential units as-of-right in urban areas.
- Modified timelines for appeals of non-decisions for certain development applications; and,
- the types of matters and reasons for appeals to the Ontario Land Tribunal (formerly the Ontario Municipal Board).
- Modifications to development subject to site plan control (i.e., site plan does not apply to a residential development project with 10 or fewer units where not located adjacent to a waterbody or railway) and requirements to delegate site plan approval to staff.

On March 30, 2026 the Province tabled 98 ‘*An Act to enact Fare Alignment and Seamless Transit Act, 2026 and to amend various Acts*’, short titled ‘*Building Homes and Improving Transportation Infrastructure Act, 2026*’. Bill 98 is a comprehensive piece of legislation proposing modifications to numerous Provincial Acts that will impact the way in which municipalities function. Key changes proposed to the Planning Act through Bill 98 that will impact the Township include:

- Changes to the structure and contents of Official Plans
- Removals of climate change policy requirements in Official Plans
- The creation of standardized application requirements

It should be noted that these changes are not in full force and effect but would change the requirement for climate change policies in the Official Plan.

2.1.2 Provincial Planning Statement (PPS) 2024

The PPS, 2024 is issued under Section 3 of the *Planning Act* and is intended to guide municipalities in making planning decisions. The *Planning Act* requires that municipal decisions in respect to the exercise of any authority that affects a planning matter “shall be consistent with” the PPS. The PPS replaces both the Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The PPS, 2024 came into effect on October 20, 2024.

The PPS, 2024 is a consolidated statement of the Province’s policies on land use planning that guides decision making in municipalities. Similar to the Provincial Policy Statement 2020, it promotes appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. However, the PPS, 2024 has a stronger focus on housing and providing municipalities with the tools and flexibility needed to build more housing and support the creation of complete communities.

The PPS, 2024 makes the following changes that directly impact the Township of Dawn-Euphemia:

- Emphasizes building a greater range and mix of housing options for all Ontarians.
- Replaces concept of “healthy, safe and livable” with “complete communities” and includes a new definition for complete communities.
- Requires municipalities to base population and employment growth forecasts on the Ontario Population Projections prepared by the Ministry of Finance.
- Permits settlement boundary expansions to occur outside of a municipal comprehensive review provided specific criteria is satisfied.
- Requires municipalities to promote economic development and competitiveness by planning for a diverse mix of uses and addressing land use compatibility concerns.

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- Expands permitted uses in rural areas to provide opportunities for economic diversification that can be sustained by rural service levels.
- Permits two additional residential units as-of-right where an existing dwelling is located on a lot within the prime agricultural areas subject to criteria.

Please note that the above summary does not include all changes implemented through the PPS but rather is a summary of major changes which affect growth and development within the Township. **Appendix A** provides a detailed analysis of PPS policies against existing County and Township Official Plan policies to determine whether updates are required to ensure consistency with the Official Plan and outlines recommended changes.

2.1.3 2018 Lambton County Official Plan (LCOP)

The LCOP was approved by the Minister of Municipal Affairs in March 2018 and provides the over-arching policy directions on matters of County and Provincial interests.

The County is currently in the process of completing an Official Plan Review to:

- Align with updated legislation, including the Planning Act;
- Ensure consistency with the 2024 Provincial Planning Statement;
- Update population, housing and employment forecasts;
- Assess land supply; and,
- Ensure the OP reflects community goals, priorities and needs.

Updated policies to the Township OP are required to ensure orderly development and management of resources in the community. The scope of this review is to ensure alignment with the 2018 LCOP, except where direction is in conflict with the 2024 PPS.

2.2 Priorities for the Review

On December 15, 2025, the Official Plan Review project was kicked off with Council at a Special Meeting and Visioning Session. This section of the report is divided into five (5) sections which reflect the local priorities to be addressed through this review:

2.2.1 Protect the Agricultural Lands and Reflect The Unique Nature of Farming in the Township

The Township is entirely rural, with most lands outside of the hamlets of Florence, Rutherford and Shetland are classified as a prime agricultural area comprised of Class 1, 2, and 3 lands (Figure 1 Excerpt of LCOP Map 1). Per the PPS, these prime agricultural lands shall be designated and protected for long-term agricultural use. As a Province, we are required to follow an agricultural system approach, meaning it is our goal to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

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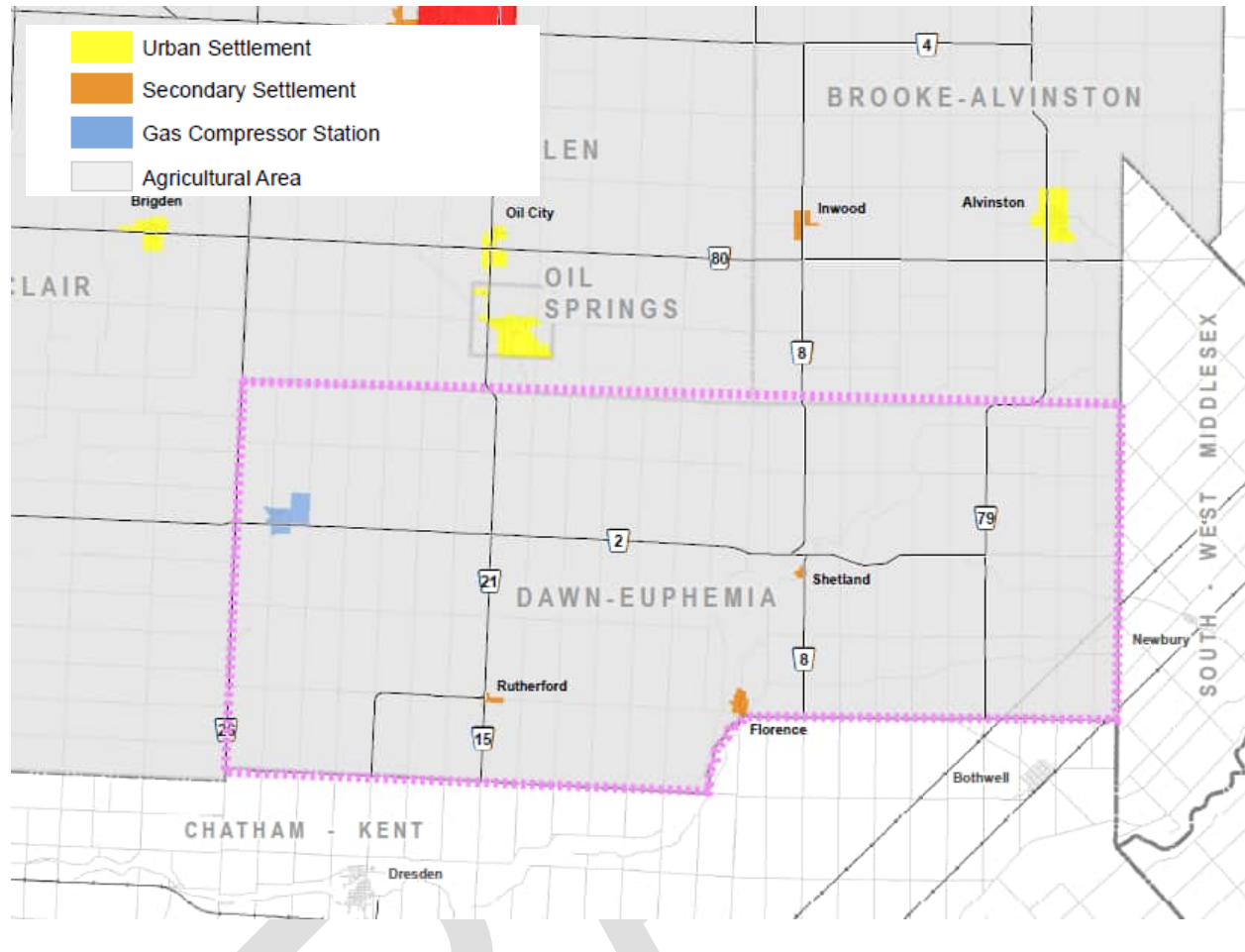


Figure 1 Excerpt of LCOP Map 1

To protect prime agricultural lands for long-term purposes, the PPS limits permitted uses in prime agricultural areas to agricultural, agriculture-related and on-farm diversified uses. Agriculture-related and on-farm diversified uses are required to be compatible with and not hinder surrounding agricultural operations. Lot division and new lot creation on prime agricultural lands is limited to prevent lot fragmentation and ensure agricultural lots are of sufficient size to be productive.

Where a residential dwelling is permitted on an agricultural lot, the PPS now permits the development of two additional residential units subject to specific criteria such as compliance with the minimum distance separation (MDS) formulae, compatibility with the agricultural system, limited size and sufficient servicing capacity.

Limited non-agricultural uses, which are non-residential in nature, may be permitted in prime agricultural areas, provided a specific set of criteria is satisfied such as the proposed use complies with the MDS formulae, there is an identified need for the use and alternative locations have been evaluated and are not feasible. Extraction of minerals, mineral aggregates and petroleum may be permitted in prime agricultural areas but are required to demonstrate through

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an agricultural impact study that they will not negatively impact the agricultural system or where impacts cannot be avoided, how impacts will be minimized and mitigated.

2.2.1.1 Recommendations

To ensure consistency with the PPS and reflect priorities outlined at the Special Meeting of Council in December 2025 the following is recommended:

1. **Minimum Lot Size:** The LCOP establishes a smaller minimum lot size of 30 hectares (~74 ac) whereas the Township OP establishes a minimum agricultural lot size of 40 hectares (~100 ac). It is recommended that at a minimum, the Township OP be updated to reflect the smaller lot size of 30 hectares. However, the Township has expressed the desire to permit 20 hectare (50 acre) farm parcels to reflect the historic farm parcel sizes that were created by the original survey. To justify a smaller parcel size, the Township should work with County through its Official Plan Review to determine if a smaller minimum lot size may be appropriate.
2. **Surplus Farm Dwelling Severances:**
 - a. **Surplus Dwelling Parcel:** Council identified that the minimum 2-acre size for surplus farm dwellings appears to be too large and results in the conveyance of more agricultural land to residential parcels than is required. There is currently no minimum lot size for surplus farm dwelling severances in the Official Plan and the current 2-acre standard is likely based on the Provincial D-5-4 Guidelines for new lots. However, for lots with existing septic systems, a smaller lot size can be considered, provided that the system is inspected. A policy may be incorporated into the Official Plan permitting a lot size smaller than the minimum specified in the Zoning By-law, provided that a hydrogeological study is submitted which justifies the reduced lot size and confirms there will be no negative impacts.

The existing OP employs provincial best practices to prohibit residential development on the retained farm lot and it is recommended that policy be added to provide clarity regarding the minimum lot size, allow for smaller lot sizes to be justified and limit the creation of larger lots than what is necessary:

Minimum Lot Size

The minimum lot size for surplus farm dwelling lots is:

- 0.4 hectares for lots with sandy soils
- 0.8 hectares for lots with clay soils

Hydrogeotechnical Report Requirement

Where a lot size smaller than the applicable minimum is proposed, a Hydrogeotechnical Report shall be required to determine the minimum lot size needed to meet Ministry reasonable use guidelines for private sewage disposal. In such cases, the lot shall not exceed that determined minimum size.

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2.2.2 Supporting Modest Population Growth

As the Township is part of a two-tier municipal government, draft growth projections and a draft land needs assessment were completed for all the municipalities within its jurisdiction as part of an on-going County Official Plan Review. The projections and land needs assessment contained in the Lambton County Official Plan Review – Draft Land Needs Assessment² were relied on for the purposes of the Township's Official Plan Review.

The Township of Dawn-Euphemia has three secondary settlement areas (Florence, Rutherford and Shetland) which are currently partially serviced with municipal water supply. The LCOP indicates that secondary settlement areas reflect existing built-up areas and are not intended to be the focus of growth but rather intended to accommodate minor rounding and infilling. Further direction in the LCOP indicates that those land uses that do not require a location in the Agricultural Area and most non-farm development will be directed to Urban Centres, Urban Settlements, or Secondary Settlements in order to preserve agricultural land.

Due to the lack of full municipal services in the Township's secondary settlement areas, the Land Needs Assessment indicates that all growth will be accommodated within Rural Areas and in the form of single detached dwellings. Based on these assumptions, no additional residential land needs have been identified for the Township.

Section 2.1.3 of the PPS indicates that, at the time of an OP Review, municipalities shall ensure that sufficient land is made available to accommodate range and mix of land uses to meet projected needs for 20 to 30 years. Section 2.1.4.a) of the PPS states that to meet the projected requirements, municipalities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands that are designated and available for residential development and maintain at all times land with servicing capacity sufficient to provide a three year supply of residential units available through lands suitability zoned, including units in draft approved or registered plans.

Historical population and household growth from 2001 to estimated 2024 data indicates that the overall population and household figures within the Township declined by -3% and -2% respectively. Notwithstanding this past trend, the Township is projected to increase from a 2021 Census population of 2,050 to 2,415 (+366) by 2051 with an estimated 166 new dwellings required to accommodate this growth.³

Servicing is a foundational consideration for growth management as growth cannot occur unless supported by adequate servicing. The 2024 PPS establishes a servicing hierarchy with full municipal systems being the preference for servicing settlement areas followed by communal then private systems. The Township's Hamlets are partially serviced by municipal water and private septic systems. In these instances, the PPS states that growth can only occur through infilling and minor rounding out. There are large undeveloped areas within some of the Township's Hamlets that could be developed beyond the typical infilling and minor rounding out. Communal wastewater systems may present an opportunity to further enable growth in these Hamlets and should be enabled by policies in the updated Official Plan.

Communal systems could provide an alternative servicing option to the Township which:

² Prepared by Parcel Economics Inc. and dated September 29, 2025.

³ Lambton County Projections by Municipality. Prepared by metroeconomics and dated September 2025.

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- **Enables rural and hamlet growth:** communal systems can unlock growth in hamlet areas and small systems can service 10-100 units at a fraction of the per-lot cost as extending full municipal services
- **Provides Cost Effective Alternative to Full Municipal Extension:** Communal systems can be implemented at a lower cost than full municipal systems and would eliminate the need for individual septic and well permits and inspections.
- **Provides Opportunities For Partnership:** The Township could explore a model whereby it sets the policy framework and approval standards, while private operators and developers bear capital and operational costs under tightly drafted servicing agreements with financial security.
- **Provides Environmental and Resiliency Opportunities:** Modern communal system can outperform aging private septic systems environmentally.

However, the implementation of these systems has been limited across the province due to the following:

1. **Ownership and Long-Term Asset Responsibility:** If the Township takes ownership of a communal system, whether by design or by default (e.g., developer abandonment or system failure), it assumes full legal, financial, and operational responsibility.
2. **Financial Liabilities:** Operators of communal systems must maintain adequate capital reserves. Privately-owned systems frequently under-fund reserves, creating eventual costs that fall to either users or the municipality.
3. **Health and Safety:** Communal systems serving more than five residences are regulated under the Safe Drinking Water Act. Any failure to meet Ontario Drinking Water Quality Standards (O. Reg. 169/03) exposes the owner and potentially the approval authority to significant legal liability. Further, it can be difficult to find and retain certified water and wastewater operator in rural areas and any failures can result in significant reputational and public health risks.
4. **Legal and Contractual Liabilities:** The developer would need to ensure a willing successor operator for a communal system to. Further, the Township would need to enter into servicing agreements tied to communal systems to ensure they satisfy their long term legal obligations.

The Province is looking at ways to enable the development of communal systems. There are other municipalities who are looking into how to reduce these risk and liabilities, such as the County of Frontenac, who has established a Municipal Services Corporation to manage risk and liability. It is recommended that the Township include policies within its Official Plan which enables the communal servicing options in the Township subject to criteria.

2.2.2.1 Recommendations

The following changes are recommended:

1. **Population, Dwellings Estimates:** To maintain consistency with the population and dwelling projections prepared in support of the County Official Plan Review, it is recommended that the Official Plan is updated to include the projections generated by metroeconomics for the Township of Dawn-Euphemia.

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| | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 | 2051 |
|-------------------|-------|-------|-------|-------|-------|-------|-------|
| Population | 2,050 | 2,188 | 2,212 | 2,240 | 2,282 | 2,342 | 2,416 |
| Dwellings | 750 | 813 | 838 | 844 | 856 | 886 | 916 |

2. **Settlement Area Analysis:** Schedule “A” of the Township’s Official Plan does not currently include detailed land use schedules for the Hamlet areas. Section 3 of the Official Plan indicates that ‘...*specific Residential, Commercial, Industrial, Institutional, and Open Space policies shall also apply to any lands designated as such on Schedule “A” to this Plan*’. Removal of reference to Schedule “A” delineation of designations should be removed to facilitate consistency with the Hamlet designation and encourage land use flexibility within the Hamlets.

To better understand the extent of available undeveloped lands within each of the secondary settlement areas (Hamlets) relative to the PPS requirement of a minimum 15-year supply of designated and available land for residential development, an estimate of vacant land supply was completed. Guided by existing extent of each secondary settlement area, zoning and review of aerial imagery, the following vacant land estimates were derived:

| Hamlet | Residential | Commercial | Industrial | Institutional | Open Space |
|------------|-------------|------------|------------|---------------|------------|
| Florence | ~3.7ha | ~0.16ha | - | - | ~5.49ha |
| Rutherford | ~10.89ha | - | - | - | - |
| Shetland | ~0.31ha | - | - | - | - |

Based on the foregoing, there appears to be a sufficient supply of vacant residential lands within the secondary settlement areas to accommodate the projected need of 166 additional residential dwelling units. No adjustments to the existing boundaries of the secondary settlement areas of Florence, Rutherford or Shetland is required or recommended.

For greater clarity and consistency, it is recommended that Figure 4.4 of the LNA is updated to indicate that the forecast share of household growth for Dawn-Euphemia will be divided between Rural Areas and Secondary Settlement Areas, whereas currently all growth is allocated to the Rural Areas of the Township which is inconsistent with the available land supply and PPS direction to direct growth to settlement areas.

3. **Servicing Hierarchy:** Since the Official Plan was last updated, the PPS servicing hierarchy has been updated and communal water and sewer systems are preferred over private and partial services for multi-unit or multi-lot development. It is recommended that the Official Plan be updated to reflect the PPS servicing hierarchy. It is recommended that Council continue to seek funding opportunities to implement these systems for existing development and provide opportunity for eligible new development to consider communal systems through enabling policy.
4. **Alternative Servicing Options:** In the Hamlets, where development is proposed to be serviced by full municipal servicing (centralized or decentralized) or communal systems,

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it is recommended the Official Plan should permit new development beyond minor rounding out and infilling on vacant parcels within the settlement area boundaries.

5. Housing:

- a. It is recommended that up to one additional residential units be permitted on a lot with a primary residential dwelling subject to criteria (i.e. sufficient servicing, subordinate size, access)
 - b. The Official Plan should recognize the County's affordable housing target and state that the Township will work with the County to achieve it across the whole county.
 - c. Definitions for affordable housing and supportive housing should be updated to reflect legislative and policy changes.
6. **Remove Urban Settlement Designation:** As there are no areas with centralized municipal services and due to the financial costs to implement these services, it is not likely that the entire Hamlet Areas will be serviced with centralized municipal services in the next 20 years. Rather it is recommended that additional policies be added to the Hamlet designation to permit additional growth beyond minor rounding out and infill where municipal services or communal services are provided.

2.2.3 Protecting Existing Industries While Providing Opportunities for Economic Diversification

A robust economy supports municipal growth and stability. Per the 2021 Statistic Canada Census, 'agriculture, forestry, fishing and hunting' is the primary industry employing residents of Dawn-Euphemia.

As the Township consists of largely prime agricultural land, opportunities for non-agricultural development are limited to its Hamlets and Gas Compressor Station lands. Agriculture and natural gas have remained an important part of Dawn-Euphemia's economy and will be protected for the long term. In Dawn-Euphemia, approximately one quarter of the population is of retirement age, therefore it is important that the Official Plan policies continue to support innovation in the agricultural industry to attract young families and entrepreneurs to the area.

The way people work has shifted in recent years due to the COVID-19 pandemic, the rise of e-commerce, and the global economy. In Dawn-Euphemia, there has been a slight increase in people working from home (285 in 2021 vs 190 in 2016) but the majority of people still work on site. At the time of the 2021 Census, nearly 50% of the employed labour force in Dawn-Euphemia commuted outside of the Township and County of Lambton for employment, with an additional 36% of the workforce commuting from the Township to other areas within Lambton County.

The Lambton County Growth Projections dated September 2025, forecast that primary jobs, which is employment not tied to industrial, commercial or institutional employment, is projected to decrease (-76 jobs). There is modest projected job growth in the commercial (+14 jobs), industrial (+22) and institutional (+15) employment sectors. The Land Needs Assessment establishes that approximately 1.3 hectares of industrial land, 0.2 hectares of commercial land and 0.4 hectares of institutional land are required to meet forecasted demand. It is anticipated that commercial and institutional employment growth could be accommodated within the Township's existing Hamlets due to the overall vacant land supply and the permissibility of the

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Hamlet land use policies. Industrial employment and future land needs should be concentrated with similar uses in the vicinity of the existing Gas Compressor Station, and as such, recommendations are provided below.

| | 2021 | 2051 | Growth |
|----------------------|------|------|--------|
| Employment | | | |
| Industrial (jobs) | 145 | 167 | +22 |
| Commercial (job) | 70 | 84 | +14 |
| Institutional (jobs) | 45 | 60 | +15 |

Section 2.1.6 of the PPS requires that municipalities plan for complete communities which contain an appropriate mix and range of land uses, housing options, transportation options and public services. Section 2.8.1 of the PPS speaks to supporting a modern economy, which provides an appropriate range of uses, provides opportunities for a diversified economic base and encourages intensification.

As the Township is predominantly a rural area, it currently does not have protected employment areas, which are areas to be protected for more intensive industry that require extensive water and infrastructure. It does not appear there are areas within in the Hamlets that should be protected for more intensive industrial uses.

In the rural area, non-agricultural growth shall be directed to rural settlement areas, where it can be supported by adequate services. Therefore, the required land to accommodate forecasted modest commercial and institutional growth should be primarily accommodated within its Hamlets. However, all development proposed must be able to be sustained by rural service levels.

2.2.3.1 Recommendations

The following updates are recommended:

1. Gas Compressor Station:

- a. Expand Permitted Uses: The Gas Compressor Station Area is recognized as an industrial area within the LCOP. It is recommended that the permitted uses in the Gas Compressor Station Area be expanded to permit complementary industrial and commercial uses, in accordance with the policies of the LCOP. This ensures the Gas Compressor Station is protected while providing opportunity for economic diversification.
- b. Expand Gas Compressor Station Area Extent: Update the designation on Schedule A to reflect the extent of the Gas Compressor Station Area in the LCOP and meet the industrial land needs demand described in the Land Needs Assessment Report prepared by ParcelEconomics.

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- c. Delete the Industrial Policy Area: This policy area is no longer required as the Gas Compressor Station Area is recognized as an industrial area in the LCOP.
 - d. Recognize the Gas Compressor Station Area as a formal Employment Area per section 2.8.2 of the PPS.
2. **Oil, Gas and Salt Resources:** Include a general natural resource section to outline considerations for petroleum resource extraction and operations which apply to all land use designations. This could follow a similar outline as the Lambton Shores Official Plan.
 3. **Mineral Aggregates:** As there are no mineral aggregates within the Township, the Resource Extractive designation can be removed. A general natural resources section would include policies to protect mineral aggregate should they be identified in the future, in accordance with the policies of the PPS and LCOP.

2.2.4 Protecting the Natural Environment

The Township is home to a vast natural system comprised of rivers, wetlands, creeks, forests, valleys and areas natural and scientific interest (ANSI). This includes the Sydenham River and its tributaries and various other creeks.

The PPS requires that natural features and areas are protected for the long term. The PPS prohibits development and site alteration in significant wetlands. Development and site alteration shall not be permitted in Fish Habitat or habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted in significant woodlands, valleylands, significant wildlife habitat and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts. Further, the PPS does not permit development in adjacent lands to natural features unless a study has been complete to confirm it will have no negative impacts. These restrictions are not intended to limit the ability of agricultural uses to continue. The County OP further states that an environmental impact study will not be required for development on adjacent lands where the planning authority determines that no negative impacts would be anticipated due to special circumstances. This could include agricultural uses, existing land uses and minor expansions that may not increase negative impacts.

In determining the scope of what constitutes “adjacent lands” to the above-referenced natural heritage features and areas, the Natural Heritage Reference Manual prepared by the Ministry of Natural Resources (updated 2010) provides the following recommendations:

Table 1 Width of adjacent lands by natural heritage feature or area

| Natural Heritage Feature / Area | Adjacent Lands |
|--|----------------|
| Habitat of endangered and threatened species | 120 m* |
| Significant wetlands and significant coastal wetlands | 120 m |
| Significant woodlands | 120 m |
| Significant valleylands | 120 m |
| Significant wildlife habitat | 120 m |
| Significant areas of natural and scientific interest – life science | 120 m |
| Significant areas of natural and scientific interest – earth science | 50 m |
| Fish habitat – all other fish habitat | 120 m** |

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* May vary based on the type of habitat.
 ** To be measured from the seasonal high water mark

2.2.4.1 Source Water Protection

The Township is captured within the Thames-Sydenham and Region Source Protection Plan which was approved in March 2015 and subsequently updated in July 2023. Parts of the Township are identified as within Highly Vulnerable Aquifers (Figure 2 Highly Vulnerable Aquifers in Dawn-Euphemia) which are subject to the moderate and low threat policies in the Thames-Sydenham and Region Source Protection Plan. In these areas, there are special considerations for septic systems and pesticide usage.

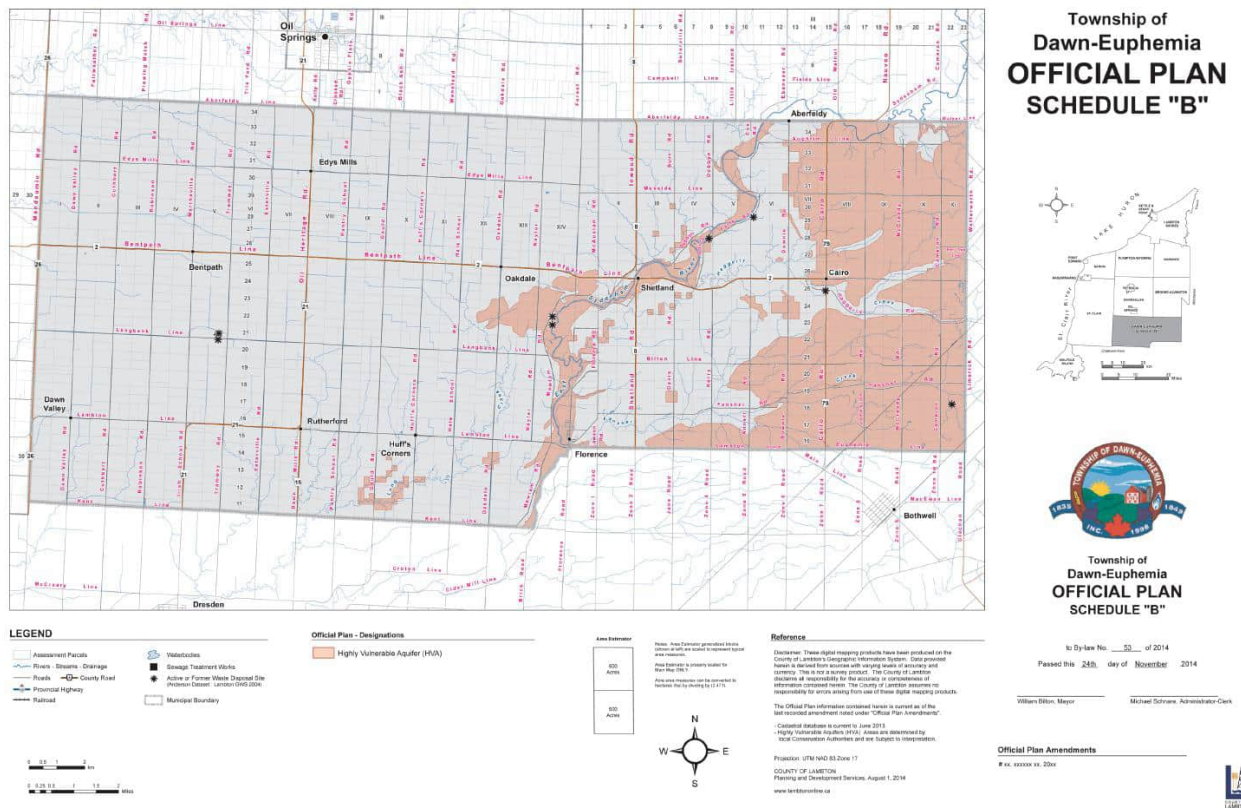


Figure 2 Highly Vulnerable Aquifers in Dawn-Euphemia

2.2.4.2 Recommendations

The following updates are recommended:

1. **Identify the County NHS:**
 - a. Reference Group A, B and C features in accordance with the policies of the County Official Plan but refer to the County’s mapping to illustrate their extent.
 - b. Identify natural heritage features and areas on a new Schedule.
2. **Natural Heritage Features as Overlays**
 Rather than a specific Natural Heritage designation, it is recommended that only the PSWs and ANSIs be designated Protected Area and the remainder of the natural features and areas should be shown as an overlay.

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3. Environmental Impact Study:

- a. Rely on County Environmental Impact Study requirements.
 - b. Include policies that identify instances where an Environmental Impact Study may not be required (i.e. small-scale agricultural development, where development is an addition located far away from the feature, where there is a road separating the development from the feature)
4. **Significant Woodlands:** Include a policy that recognizes that some significant woodlands may not exist on the ground level and provide staff with the discretion to determine whether the significant woodlands policies apply.

2.2.5 Protecting Public Health and Safety

A key element of land use planning is ensuring that development does not occur in locations that are not appropriate due to the risk of public health and safety and property damage/loss. These areas fall within two categories – natural hazards and human made hazards.

2.2.5.1 Natural Hazards

Natural hazards include hazardous lands, hazardous sites and hazardous forest types for wildland fire. The PPS defines hazardous lands as property or lands that could be unsafe for development due to naturally occurring processes. Policies concerning natural hazards in the 2024 PPS direct development to generally occur in areas outside of hazardous lands adjacent to the shorelines of large inland lakes, rivers, streams, and small inland lakes impacted by flooding hazards, erosion hazards, and in areas outside of hazardous sites (i.e., property or lands that could be unsafe for development and site alteration due to naturally occurring hazards, including unstable soils or unstable bedrock, steep slopes which may be associated with slope instability, erosion, or access constraints).

The PPS expressly prohibits development and site alteration within floodways, regardless of whether the area of inundation contains high points of land not subject to flooding. Natural hazard policies in the PPS further prohibit development and site alteration within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard. Municipalities may choose to identify a single zone for all an entire floodplain or apply a one or two zone concept to recognize both a floodway, of greater risk to safety, and the flood fringe, of lesser risk to safety when appropriate mitigation measures are in place. In Dawn-Euphemia, a one-zone policy applies, meaning that most development is prohibited across the entire floodplain. Development which by its nature must locate in the floodplain, or minor additions and/or passive non-structure uses which do not affect flood flows may be permitted in a one-zone floodplain. While not separately identified, erosion hazards are typically identified where development occurs adjacent to a waterbody, valleyland, cliff or steep slope.

For Wildfire Hazards, the PPS generally directs development away from these features. Development may be permitted within Wildfire Hazards where the risk has been mitigated in accordance with provincial standards.

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Flooding and erosion hazards are identified on Schedule A of the Township Official Plan. Potential hazardous Forest Types of Wildland Fire are identified in Appendix D of the County Official Plan.

The PPS requires that municipalities plan for the impacts of climate change by supporting energy conservation efforts, renewable energy, compact community designs that reduces the reliance on the automobile, support green infrastructure that protects the environment and take into consideration any additional approaches that help reduce greenhouse gas emissions.

The Ontario Professional Planning Institute released a Climate Change Adaptation Practice Guide in 2025, intended to assist planners in developing policies and tools to support adaptation planning. Per the Practice Guide, good climate adaptation planning considers cross sector collaboration with various groups and impacted parties, equitable engagement, minimizes risk by avoiding development in hazard lands, encourages the development of climate-resilient infrastructure and urban form, supports nature-based solutions and ensures that people have equitable access to essential services should a major climate event occur. It should be noted that Bill 98 would remove the requirement for climate change policies within the Official Plan. However, the Township may still choose to include these policies. We recommend a balanced approach which focuses on mitigating increased hazard risk.

2.2.5.2 Human Made Hazards

Human-made hazards typically include land which include, abut or adjacent to mine hazards, oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations or sites with contaminants. The PPS directs development outside of these areas. Development may only be permitted on these lands where these lands have been assessed, rehabilitated or remediated as necessary prior to any activity to ensure that there will be no adverse effects.

2.2.5.3 Recommendations

The following updates are recommended:

1. Policies For Hazard Areas Where Development May Be Permitted:

- a. For areas not including the floodplain, it is recommended that policy criteria be added to state that development may be permitted where:
 - i. all policies are met with respect to any coincidental natural heritage features;
 - ii. hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to hydrogeological and geotechnical engineering practices;
 - iii. new hazards are not created and existing hazards are not aggravated;
 - iv. no adverse environmental impacts will result;
 - v. vehicles and people have a way of safely entering and exiting the area, as per Provincial Standards, during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and,

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- vi. the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.
2. **Hazardous Forest Types For Wildland Fire:** Include policies which speak to Hazardous Forest Types For Wildland Fire in accordance with the PPS and rely on mapping produced in the County Official Plan.

2.2.5.4 Optional Recommendations

Bill 98 proposed to remove the requirement for Official Plans to include climate change related policies. However, the Township may still choose to include policies which focus on mitigating increased hazard risk associated with the increased extreme weather events linked to a changing climate. This would include policies which address increased extreme weather events, supporting green infrastructure and incorporate climate change considerations in planning for publicly owned facilities.

2.3 Other Considerations

2.3.1 Renewable Energy

There have been a number of legislative changes pertaining to the approval of renewable energy undertakings since the OP was last updated. Now municipalities have the ability to regulate green energy undertakings through OPs, Zoning By-laws and Site Plan Control.

Section 3.8 of the PPS states that planning authorities should provide opportunities for the development of energy supply including renewable energy systems and alternative energy systems to accommodate current and projected energy needs. The PPS also permits renewable energy systems as on-farm diversified uses.

Section 7.12 of the LCOP supports renewable energy facilities where they are compatible with the community, neighbouring land uses and they do not negatively impact services and infrastructure. The County's policies (section 7.12.3 and 17.2.8) direct that the design and location of these facilities should address impacts to sensitive land uses, resources and natural heritage features to the extent required under the legislative review process for these facilities and that the creation of new lots shall generally be prohibited for renewable energy facilities.

Section 14 of the Township OP highlights the types of facilities the Township is willing to support (i.e. renewable biomass facilities, rooftop solar facilities, small scale wind farms) and those it is unwilling to host (i.e. ground mounted solar facilities of 100kW capacity or greater, wind farms that produce electricity for sale). It also contains policies regarding how the Township will participate in the procurement process and work to ensure that municipal and community interest are addressed.

However, both the LCOP and Township OP were approved prior to the repeal of the *Green Energy Act, 2009*, when these facilities were exempt from planning approvals. Now municipalities have the ability to regulate green energy undertakings through OPs, Zoning By-

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laws and Site Plan Control. Now updated policies are required to allow the Township to regulate these uses in its Official Plan.

2.3.1.1 Recommendations

It is recommended that Section 14.1 and 14.2 of the Official Plan be updated to clearly permit and facilitate renewable and alternative energy systems within the Township, while ensuring that such facilities are appropriately scaled, compatible with local land uses, and subject to studies and criteria designed to mitigate potential adverse effects on the environment, public health, and sensitive land uses. Small-scale wind and solar energy facilities serving on-site needs are permitted and encouraged, provided they do not negatively impact agricultural lands or community interests. Whereas large-scale wind facilities are not permitted within the Township and ground-mounted solar facilities intended for sale to the grid are not permitted on prime agricultural lands. Roof-mounted solar installations are encouraged, subject to structural suitability.

2.3.2 Relationships with Indigenous Communities

Equitable land use planning requires recognition of the rights and values of all people living on the land, historically, currently, and in the future. At the local level, municipalities have a role to play in establishing land use policies and practices which work to reconcile relationships with Indigenous Communities and recognize the value of Indigenous knowledge and practice in regard to land stewardship and cultural heritage.

Section 35 of the *Constitution Act*, 1982 recognizes and affirms the existing aboriginal and treaty rights. The Township is located within Treaty #21 (the Long Woods Purchase) provides for specific rights for the treaty holders. The Township is within the traditional territory of the collective Anishinaabeg people. We have sent invitations to the rights holders to participate in the Township's Official Plan Review to understand their interests and rights.

The PPS acknowledges the unique role that indigenous communities have in land use planning and development. Section 6.2 of the PPS requires that municipalities engage with indigenous communities early in the process and that they coordinate on land use planning matters to facilitate know-ledge sharing, support indigenous interests and the identification of potential impacts of decisions on treaty rights. The LCOP contains policies which state it and local municipalities shall consider indigenous interests and engage indigenous communities in identifying and conserving cultural heritage resources.

2.3.2.1 Recommendations

It is recommended that the Township OP be updated to:

- Include a land acknowledgement which recognizes the historical and ongoing relationships of Indigenous Communities to the lands within and surrounding the Township.
- Include policies to require that Indigenous communities are properly engaged and consulted with in relation to land use planning and decision making and identifying, environmental stewardship and cultural heritage and archaeological resources.
- Include any additional priorities of Council relating to ongoing efforts of the Municipality towards reconciliation and relationship building with indigenous communities.

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Please note that consultation is underway with treaty rights holders and additional recommendations may be developed based on additional information provided through those discussions.

2.3.3 Cannabis

The *Cannabis Act* came into effect on October 17, 2018. It had the effect of legalizing the production, sale, and use of cannabis (sometimes referred to as marihuana or marijuana) for recreational purposes in Canada. Prior to the introduction of the *Cannabis Act* in 2018, cannabis was an illegal substance and only permitted to be grown and sold for medical purposes. There were rules in place for the personal growth and consumption of medical cannabis, as well as rules for the commercial growth, processing, and sale of cannabis for medical purposes.

The County and Township Official Plans do not speak directly to cannabis cultivation, production and processing. The Federation of Canadian Municipalities (FCM) published the *Municipal Guide to Cannabis Legalization: A Roadmap for Canadian Local Governments (2018)* to provide guidance regarding land use management considerations for cannabis facilities. Given that cannabis production is an intensive type of agriculture, the FCM recommends that these uses be permitted in agricultural or industrial zones.

Other considerations for licensed cannabis production facilities include those of land use compatibility, especially given potential impacts to adjacent uses due to light pollution or odour emissions. It is recommended that any provisions to regulate licensed cannabis production facilities provide a minimum separation distance between this use and other sensitive land uses, including residential and institutional uses (e.g., 300 metres). Further consideration may be given to the scale of cannabis cultivation and/or processing that is permitted (i.e., where to permit commercial-scale cannabis cultivation and/or processing). It is recommended that cannabis cultivation and processing is permitted subject to criteria in the Official Plan but is not permitted as of right in the Zoning By-law.

2.3.3.1 Recommendations

It is recommended that:

- Cannabis production facilities and processing be permitted within the agricultural area in the Official Plan subject to specific criteria:
 - It is compatible with surrounding uses;
 - An adequate separation to sensitive land uses is provided.
 - Development shall address potential impacts related to noise, odour, traffic, lighting, servicing, and other matters of compatibility.
 - It can be adequately serviced by private or communal water and sewage services
- That a Zoning By-law Amendment be required which addresses considerations related to setbacks, parking, odour, storage and accessory uses.

2.3.4 Implementation

Since the OP was last comprehensively reviewed, there have been several updates to the *Planning Act* which impacts the implementation of its policies.

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2.3.4.1 Recommendations

To address legislative changes and assist with interpretation it is recommended that:

- Include a subsection within Section 35, which clarifies the usage of the auxiliary verbs “shall”, “should” and “may” to assist with interpretation of specific policies.
- Reorder the Official Plan to follow a similar table of contents structure to that of the Lambton Shores Official Plan. This would establish the community vision first, followed by land use policies and implementation polices.
- Update Section 28 Existing Non-Complying and Non-Conforming uses to reflect decisions from recent case law to ensure that the Township policies do not contravene court decisions.
- Delete section 27.5 Bonus Zoning as Section 37 Bonusing provisions of the Planning Act has been replaced with Community Benefits Charges. It is not recommended that a Community Benefits Charges section be added to the Official Plan at this time.
- Update policies related to site plan control to reflect legislative changes to the *Planning Act*.
- Include move and update the section regarding public consultation (35.7) to a new implementation section.
- Include policies which enable's the Township to delegate the passing of minor Zoning By-law Amendments to staff.
- Add policies which speak to the appropriate use of a certificate of cancellation and certificate of validation under Section 30.
- Requirements for planning studies are listed in various sections of the OP and there is no formal complete application and pre-consultation procedure section. However, the Province is still in the process of determining what types of applications can be required as part of a complete application. As a result, any municipality that is considering developing new requirements must go through a separate consultation process with the ministry. Therefore, it is recommended that a short section be added to reference that complete application requirements will be established by the Province and that applicants are permitted to request a pre-consultation meeting.

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3.0 What is Next

The Township is a strong rural community and requires updated policies to support its agricultural industry, natural gas production, natural heritage and its people. The population of Dawn-Euphemia is getting older. A greater variety of housing options need to be available for those who are looking to downsize or for young people looking to establish themselves in the community. Additional work to recognize existing small farm parcel sizes would be beneficial to the community and would allow for greater economic diversity.

Emergency management planning is also a priority for this review. There have been an increasing number of extreme weather events in recent years leading to flooding and other hazards. Policies of this Official Plan need to be forward looking and consider how the Township can adapt to ensure that its infrastructure, businesses and people continue to be protected.

The recommendations presented in this report will form the basis for updating the Township's Official Plan and will be presented to Council, stakeholders and the public for their input. Community engagement regarding the background report will be held during Phase 3 Public Engagement.

JLR will use the directions of the Background Report and feedback received during Phase 3 to proceed to Phase 4, the drafting of the OP. Phase 4 will include draft documents, consultation with agencies and stakeholders and a public open house. The public open house will provide members of the public with the opportunity to review the draft OP policies.

The final OP will subsequently be revised to incorporate input from the public, agencies and stakeholders prior to presenting it to Council for a decision on adoption at the Statutory Public Meeting.

Background Report

Township of Dawn-Euphemia Official Plan Review

This report has been prepared by J.L. Richards & Associates Limited for the Township of Dawn-Euphemia's exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

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Township of Dawn-Euphemia- Official Plan Consistency Matrix with Provincial Planning Statement, 2024

Dated: May 11, 2026

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
|---------------|--|--|--|--|
| 2.1 | Planning for People and Homes | | | |
| 2.1.1. | Base population and employment growth forecasts on Ontario Population Projections published by Ministry of Finance. <i>Note alternative qualifier policy in Section 2.1.2.</i> | Dawn-Euphemia needs to update OP using the growth projections prepared by the County. The County’s Land Needs Assessment forecasts a population increase from 2,050 (2021) to 2,415 (+366) by 2051 with an estimated 166 new dwellings required to accommodate this growth. | Current projections are out of date and will be updated as part of the County OP review. | Create a new Planning Framework Section which includes growth forecasts. |
| 2.1.3. | Sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for 20-30 years. | Dawn-Euphemia will need to update its policies per the land needs assessment prepared by the County to ensure there is sufficient land available for 20 to 30 years. Due to the lack of full municipal services in the Township’s secondary settlement areas, the Land Needs Assessment indicates that all growth will be accommodate within Rural Areas and in the form of single detached dwellings. As it relates to employment growth, primary jobs , which is employment not tied to industrial, commercial or institutional employment is projected to decrease (-76 jobs). Whereas there is modest projected job growth in the commercial (+14 jobs), industrial (+22) and institutional (+15) employment sectors. The Land Needs Assessment determines that approximately 1.3 hectares of industrial land, 0.2 hectares of commercial land and 0.4 hectares of institutional land are required to meet forecasted demand. | County is in the process of updating its Land Needs through its Official Plan review. | Create a new Planning Framework Section which includes growth forecasts and settlements area expansion policies. |
| 2.1.4. a) | Ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development | A Land Needs Assessment was prepared by Lambton County which is the Regional Market Area, through the County's Official Plan update it will ensure that sufficient land is available to provide for a range and mix of housing types. Land Needs assessment does not identify the need for additional residential land. | County is in the process of updating its Land Needs through its Official Plan review. | Create a new Planning Framework Section which includes growth forecasts. |
| 2.1.4. b) | 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 | A Land Needs Assessment was prepared by Lambton County which is the Regional Market Area, through the County's Official Plan update it will ensure that sufficient land is available to provide for a range and mix of housing types. Land Needs assessment does not identify the need for additional residential land. | County is in the process of updating its Land Needs through its Official Plan review. | N/A |
| 2.1.5 | Land supply maintained by lower-tier municipality per Section 2.1.4 to reflect population and unit allocation by upper tier municipality | The Dawn-Euphemia Official Plan will need to be updated based on the growth forecast and land needs assessment prepared by the County through its Official Plan review. | County is in the process of updating its Land Needs through its Official Plan review. | Create a new Planning Framework Section which includes growth forecasts. |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
|---------------|---|---|--|---|
| 2.1.6 | Support achievement of complete communities: | The Dawn-Euphemia Official Plan permits a range of uses which are appropriate for rural service levels to meet the communities long term needs; however requires updates as it relates to on-farm diversified uses and additional residential units. | County Official Plan does not contain provisions for additional residential units and does not reflect changes to on-farm diversified uses from 2024 PPS | Update permitted uses in the Hamlet Area and Agricultural Area in accordance with 2024 PPS. |
| 2.1.6 a) | Accommodate appropriate range/mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, recreation, parks and open space, and other uses to meet long-term needs | Same as above. | N/A | N/A |
| 2.1.6 b) | Address land use barriers by improving accessibility for people of all ages/abilities | The Dawn-Euphemia Official Plan includes enabling policies regarding implementing provincial accessibility standards and removing barriers at municipal facilities (12.1.2), incorporating accessibility standards for affordable housing and apartments that considers the potential needs of future residents (25.4) and conditions to require developments incorporate accessibility standards through site plan control agreements (29.2.3.a).x). | Lambton County Official Plan contains similar policies (2.3.11, 2.3.17, 2.4.9, 2.4.10, 10.5.4.h)) | No updates required. |
| 2.1.6 c) | Improve social equity/quality of life for people of all ages/abilities/incomes, including equity-deserving groups | The vision for the Dawn-Euphemia strives to enhance the quality of life for its residents through sustainable development and continuous improvement of municipal service delivery (15). This is built upon in the cultural identity (16.1), affordable housing (25) and general policies (5.1). | Section 2 of the Lambton County Official Plan contains policies aimed at improving the quality of life for all ages/abilities/incomes. | No updates required. |
| 2.2 | Housing | | | |
| 2.2.1. | Provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area | See responses below. | | |
| 2.2.1. a) | Minimum targets for the provision of housing that is affordable to low and moderate income households and Coordinating land use planning and planning for housing with Service Managers | Lambton County is the Regional Market Area and establishes a minimum affordability target of 30%. Since the plan was last updated, there have been updates to the definitions of affordable and supportive housing. The Dawn-Euphemia Official Plan (s. 25) acknowledges the County of Lambton Affordable Housing Strategy | Section 2.4 of the County Official Plan outlines the affordable housing policies and section 2.4.13 establishes the | The Official Plan should recognize the County's affordable housing target and state that the Township will work with the County to achieve it across the whole county. The definitions for affordable housing and supportive housing should be updated to reflect legislative and policy changes. |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
|---------------|--|---|---|--|
| | | and outlines efforts it will make to encourage the provision of affordable housing. | affordability target of 30%. | |
| 2.2.1. b)(1) | Permitting and facilitating all housing options required to meet the needs of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities | The Dawn-Euphemia Official Plan currently permits a range of residential dwelling types that are appropriate for rural service levels but requires updates to include permissions for additional residential units. | The current Lambton Official Plan permits a range of dwelling types but does not yet contain policies for additional residential units. | <p>Include “additional residential units” as a permitted use in the Hamlet Area and Agricultural Area designation subject to criteria.</p> <p>Proposed Policy language is outlined below:</p> <p>Within the Agricultural Area: Up to two additional residential units may be permitted in the Agricultural Area subject to the following criteria: i) Only one ARU may be detached from the principal dwelling. An ARU in a principal dwelling may be within or attached to the primary dwelling; ii) ARU(s) must be compatible with, and not hinder, surrounding agricultural operations; iii) A detached ARU must be located within the existing building cluster, be subordinate in size to the principal dwelling and minimal agricultural land is taken out of production iv) the lot should be sufficiently sized to accommodate private sewage services and adequate water and waste water servicing shall be available to support the ARU; v) where an ARU is proposed in an area affected by natural hazards, safe access must be established either through planning approval or a Conservation Authority Permit; vi) A detached ARU must comply with the minimum distance separation formulae; and, vii) the combined total of residential units including a primary residential unit will not exceed three units on a lot. This shall not include farm worker housing.</p> <p>Within the Hamlet Area: One additional residential unit may be permitted on a lot with a single detached, semi detached or townhouse dwelling subject to the following criteria: i) The additional residential unit may be detached from the principal building, attached to or within the principal dwelling. ii) The lot size must be sufficient for private sewage disposal and adequate water and waste water servicing shall be available to support the ARU; iii) The additional residential units shall be located on the</p> |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
|---------------|--|---|---|---|
| | | | | <p>same lot as the primary dwelling unit and shall be compatible in design and subordinate in scale and function to the primary dwelling unit;</p> <p>iv) Requirements for parking, access and landscaping as set out by the Zoning By-law; and</p> <p>v) The combined total of residential units including a primary residential unit, will not exceed two units on a lot.</p> <p>3.2.4.15 Additional residential uses shall not be permitted where a dwelling is only permitted as an accessory use.</p> <p>3.2.4.16 The Zoning By-law shall set out applicable standards for additional residential units. The Committee of Adjustment may consider exceptions where the intent of this Plan's policies applicable to additional residential units and section 3.2.4 is maintained. In particular, greater flexibility may be given regarding size and form on larger lots that are more rural or recreational in character and provide greater separations to neighbouring uses. Where lot creation policies can be met, creation of a separate building lot may be more appropriate in some cases than variances for size.</p> |
| 2.2.1. b)(2) | Permitting and facilitating all types of residential intensification (e.g., development and redevelopment of underutilized commercial and institutional sites, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units) | The Official Plan includes policies to facilitate infill and intensification in its Hamlet Areas (s.3.2.4.3), and in its affordable housing policies (25.3). However, as its hamlets are sustained with partial servicing there are limitations on what types of intensification can occur. New policies to permit additional residential units subject to criteria will help to ensure greater consistency with this policy. | The Lambton County Official Plan contains similar policies. | To include policies to permit additional residential units in the Hamlet and Prime Agricultural Area per the draft policy referenced above. |
| 2.2.1. c) | Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation | The Dawn-Euphemia Official Plan currently promotes densities that can be sustained on rural service levels and promotes efficient development in its Hamlet Areas. | The Lambton County Official Plan contains similar policies. | None required. |
| 2.2.1. d) | Requiring transit-supportive development and prioritizing intensification in proximity to transit | N/A | N/A | N/A |
| 2.3 | Settlement Areas and Boundary Expansions | | | |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| 2.3.1.1 | Focus growth and development in settlement areas | In the Township of Dawn-Euphemia Official Plan non-agricultural development is directed to its settlement areas. However, growth can only occur via infilling and minor rounding out as these areas are only serviced through partial services which places a limitation to the intensity of growth that can be accommodated. | The Lambton County Official Plan contains similar policies. | None required. |
| 2.3.1.2 | Base land use patterns within settlement areas on densities and a mix of land uses which: a) Use land/resources efficiently b) Optimize existing/planned infrastructure/public service facilities c) Support active transportation d) Support transit e) Support freight | Land Use patterns in its Hamlet Areas seeks to promote efficient and cost effective development. | The Lambton County Official Plan contains similar policies. | None required. |
| 2.3.1.3. | Support general intensification and redevelopment to support the achievement of complete communities | The Township Official Plan is consistent as intensification, infilling and redevelopment is the only method in which development can occur in the Hamlet Area. | The Lambton County Official Plan contains similar policies. | None required. |
| 2.3.1.4. | Minimum targets for intensification and redevelopment within built-up areas based on local conditions | The current Official Plan does not establish a minimum intensification target for its Hamlet Areas. Growth is only intended to occur through infilling and intensification in its built-up area. Per the County's Land Needs Assessment, all growth is intended to be accommodated in the rural area, outside of the hamlets. However, 3% of residential building permit activity occurred in the Hamlets. To ensure consistency with the PPS and conform to the Lambton County OP, the local OP could state that the township will work with the County to achieve the County wide intensification target of 20%. | Section 3.2 of the County Official Plan states that Secondary Settlements (i.e. Hamlets) are not to be focuses of growth. This is due to partial services, limited variety of land uses and proximity to urban centres which should be the centre of growth. The County OP (s.2.3.12) establishes an intensification target of 20% | In the new Planning Framework Section, add a policy which states: "The Township will work with the County to achieve its County-wide intensification target of 20% by encouraging infill, redevelopment and infilling in its Hamlets where development can be adequately serviced. " |
| 2.3.1.5 | Establish density targets for designated growth areas based on local conditions <i>Note that large and fast-growing municipalities are encouraged to plan</i> | There are no designated growth areas in the Township. | N/A | N/A |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| | <i>for target of 50 residents and jobs per gross hectare</i> | | | |
| 2.3.1.6 | Establish/implement phasing policies to ensure orderly development aligned with timely provision of infrastructure and public service facilities within designated growth areas | As development in Hamlets can only occur via minor infilling, intensification or redevelopment, phasing policies are not required to ensure orderly development. | N/A | N/A |
| 2.3.2.1 | <p>Criteria for considering new or expanded settlement areas:</p> <ul style="list-style-type: none"> a) Need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) Sufficient capacity in existing or planned infrastructure and public service facilities; c) Applicable lands comprise specialty crop areas; d) Evaluation of alternative locations which avoid prime agricultural areas or consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas where avoidance is not possible; e) Compliance with the minimum distance separation formulae; f) Avoid impacts on agricultural system, or minimize/mitigate to extent possible as demonstrated through Agricultural Impact Assessment g) Provides for the phased progression of urban development. | There are currently no policies in the Township Official Plan for considering new or expanded settlement areas. Section 3.5 of the County Official Plan establishes policies for the creation of expansion of a settlement area based on the policies of the former 2020 Provincial Policy Statement. However, it appears that the intent of these policies is to provide direction for settlement area expansions in urban areas not secondary settlements. New policies should be added to the plan to account for the potential for the introduction of an municipal wastewater system or communal system to accommodate growth. This could build off the policies of Section 8, which should be removed and reintroduce as settlement area expansion criteria. | See section 3.5 of the County Official Plan. | Add policies for the consideration of settlement area boundary expansions through an amendment to both the local and county Official Plans. |
| 2.3.2.2 | May identify a new settlement area only where infrastructure and public service facilities are planned or available to support development | See above. | See above. | See above. |
| 2.4 | Strategic Growth Areas | | | |
| 2.4.1.1 | Identify/focus growth/development in strategic growth areas | N/A | N/A | N/A |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| 2.4.1.2 | <p>Factors to consider in planning strategic growth areas:</p> <ul style="list-style-type: none"> a) Accommodate significant population/employment growth b) Focal areas for education, commercial, recreational, cultural uses c) Accommodate/support transit network with connection points for inter/intra regional transit d) Support affordable, accessible, equitable housing | N/A | N/A | N/A |
| 2.4.1.3 | <p>Factors to consider in planning strategic growth areas:</p> <ul style="list-style-type: none"> a) Prioritize planning/investment for infrastructure/public service facilities b) Identify appropriate scale/type of development and built form transition to adjacent areas c) Permit development/intensification to support complete communities and compact built form d) Consider student housing strategy e) Support redevelopment of retail commercial lands to support mixed-use residential | N/A | N/A | N/A |
| 2.4.2.1 | <p>Delineate the boundaries of major transit station areas on higher order transit corridors (i.e., an area within an approximately 500 to 800- metre radius of a transit station that maximizes the number of potential transit users that are within walking distance of the station).</p> | N/A | N/A | N/A |
| 2.4.2.2 | <p>Within major transit station areas on higher order transit corridors, planning authorities shall plan for a minimum density target of:</p> <ul style="list-style-type: none"> (a) 200 residents and jobs combined per hectare for those that are served by subways; | N/A | N/A | N/A |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| | <p>(b) 160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or</p> <p>(c) 150 residents and jobs combined per hectare for those that are served by commuter or regional rail.</p> <p><i>Note alternative qualifier policy in Section 2.4.2.4.</i></p> | | | |
| 2.4.2.3 | <p>Factors for promoting development/intensification in major transit station areas:</p> <p>a) Plan for land uses/built form that supports achieving min. density targets</p> <p>b) Support redevelopment of surface parking lots to be transit-supportive and promote complete communities</p> | N/A | N/A | N/A |
| 2.4.2.5 | May delineate boundaries and establish minimum density targets for major transit station areas not on higher order transit corridors | N/A | N/A | N/A |
| 2.4.2.6 | <p>Factors for achieving multimodal access to stations/connections to nearby major trip generators within major transit station areas:</p> <p>a) Connections to local/regional transit services for service integration</p> <p>b) Infrastructure supportive of range of mobility needs and active transportation</p> <p>c) Commuter pick-up/drop-off areas</p> | N/A | N/A | N/A |
| 2.4.3.1 | Plan for intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate | N/A | N/A | N/A |
| 2.5 | Rural Areas in Municipalities | | | |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| 2.5.1 | <p>Factors for supporting healthy, integrated, viable rural areas:</p> <ul style="list-style-type: none"> a) Build on rural character and leverage rural amenities/assets b) Promote regeneration, including redevelopment of brownfields c) Accommodate appropriate range/mix of housing in rural settlement areas d) Use rural infrastructure/public service facilities efficiently e) Promote economic diversification, including value-added products and sustainable management/use of resources f) Provide opportunities for sustainable/diversified tourism g) Conserve biodiversity h) Provide opportunities for economic activities in prime agricultural areas | The Township Official Plan contains policies in line with the PPS. | The County Official Plan contains similar policies. | None required. |
| 2.5.2 | <p>Focus growth and development in rural settlement areas and promote their vitality and regeneration. <i>Note alternative qualifier policy in Section 2.5.3.</i></p> | Per Section 3.0 of the Township Official Plan, non farm development is to be directed to the Hamlets. | The County Official Plan directs non-farm growth to settlements areas. | None required. |
| 2.5.3 | Consider locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels when directing development to rural settlement areas. | Section 3.2 of the Township Official plan considers local service levels in the Hamlets and states that development will only be permitted where it can be supported based on a local service levels. | The County Official Plan contains a growth hierarchy with the majority of growth to be directed to the Urban Centres and Urban Settlement Areas. Development in Secondary Settlements is limited to infilling and minor rounding out and that development can only occur subject to the conditions in Section 3.2.6 (servicing conditions). | <p>It is recommended that the local official plan development policies be expanded to speak to criteria in section 3.2.6 c) and d.</p> <p>“g) new development should be consistent with the County’s natural heritage goals. h)designated groundwater and surface vulnerable areas must be protected”</p> |

| PPS Reference | Policy | Consistency | Lambton County Policy | Recommendation |
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| 2.6 | Rural Lands in Municipalities | | | |
| 2.6.1 | Permitted uses: a) management or use of resources; b) resource-based recreational uses (including recreational dwellings not intended as permanent residences); c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; e) home occupations and home industries; f) cemeteries; and g) other rural land uses. | Within the Gas Compressor Station designated, rural industrial uses and utility uses are permitted. The OP also has considerations for resource extractive uses. There are policies for a “rural industrial policy area” which are no longer required as the “Gas Compressor Station is recognized as an industrial area in the County OP. | The County Official Plan contains similar policies. | Merge and refine the policies of the Gas Compressor Station and Industrial Policy Area to permit accessory and complementary industrial and commercial uses subject to criteria. |
| 2.6.2 | Promote development that can be sustained by rural service levels | Development that can be sustained by rural service levels is promoted in this plan. | The County Official Plan contains similar policies. | None required. |
| 2.6.3 | Development shall be appropriate to the planned/available infrastructure and avoid need for uneconomical expansion | Noted. Only the Gas Compressor Station is subject to these policies and permitted uses are limited to utility uses. The existing Official Plan contains servicing policies which ensure that development is appropriately planned. | The County Official Plan contains similar policies. | Minor modifications will be required to permit complementary industrial uses. |
| 2.6.4 | Support economic diversification by protecting agricultural/resource-related uses and directing other development to areas where constraint on such uses is minimized | Non-farm development is directed to the Hamlets and industrial uses associated with Union Gas are directed to the Gas Compressor Station designation. | The County Official Plan contains similar policies. Section 7.7 of the County Official Plan states that “facilities should be designed to minimize the amount of agricultural land taken out of production”. | Add the following policy “4.2.f facilities should be designed to minimize the amount of agricultural land taken out of production and provide sufficient area for agricultural expansion”. |
| 2.6.5 | New land uses and lot creation shall comply with MDS | As infrastructure and resource extraction are not subject to MDS requirements, the current Official Plan does not contain policies for MDS compliance in Section 4 and 7. If accessory or complementary industrial or commercial uses are permitted in the Gas Compressor | The Lambton County OP contains policies for compliance with | A policy should be added requiring that development satisfy MDS. |

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| | | Station Designation, they will be required to comply with MDS requirements. | MDS in its agricultural areas. | |
| 2.7 | Territory Without Municipal Organization | | | |
| 2.7.1 | Focus of development shall be related to sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences) | N/A | N/A | N/A |
| 2.7.2 | Development shall be appropriate to the planned/available infrastructure and avoid need for unjustified or uneconomical expansion | N/A | N/A | N/A |
| 2.7.3 | Establishment of new permanent townsites shall not be permitted. | N/A | N/A | N/A |
| 2.7.4 | Criteria for permitting other uses in areas adjacent to/surrounding municipalities: a) Forms part of a planning area b) Necessary infrastructure and public service facilities are planned/available and financially viable over their lifecycle to support development c) Development will not unduly strain public service facilities and infrastructure of adjacent municipalities, regions, or Province | N/A | N/A | N/A |
| 2.8 | Employment | | | |
| 2.8.1.1 a) | Provide appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs | <p>The Township OP permits a range of small scale industrial, farm related industrial and institutional uses in its Hamlets. However, it differentiates between a for profit and non-profit nursing home or day nursey. A distinction between these uses is not required.</p> <p>The Gas Compressor Station is primarily intended for the existing gas compressor and associated facilities.</p> <p>In the agricultural area, a range of agricultural related uses are permitted including on-farm diversified uses and agriculture related uses.</p> | Section 5 of the County OP encourages the diversification of local agricultural crops and value added processing and on-farm diversification. Policy 5.5.5 encourages industrial and commercial activities not requiring an agricultural | <p>Update on-farm diversified use policies to recognize expand the uses that may be permitted as an on-farm diversified use, such as small scale renewable energy facilities for farm purposes.</p> <p>Expand permitted uses in the Gas Compressor Station designation in accordance with Lambton County policies.</p> |

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| | | | designation to locate in fully serviced employment areas and the Gas Compressor Designation. | |
| 2.8.1.1 b) | Provide opportunities for a diversified economic base (e.g., maintain a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses) | Given its rural nature, the majority of economic activity occurs in the agricultural area. The OP continues to permit a range of appropriate employment uses. Modifications to the existing OP to expand the on-farm diversified use and Gas Compressor Station designation policies is recommended to continue to support a diversified economic base. | | |
| 2.8.1.1 c) | Identify strategic sites for investment, monitor the availability and suitability of employment sites, and address potential barriers to investment | The Township Official Plan currently permits a range of uses within its Hamlets. The Zoning By-law establishes where industrial uses are to be located in the Hamlets. The plan encourages the development of industrial uses near the Gas Compressor Station through the creation of a 'Industrial Special Policy Area'. It is recommended that the 'Industrial Special Policy Area' be removed as the 'Gas Compressor Station' designation is recognized in the Lambton County Official Plan as an Industrial Area. With the removal of the Industrial Special Policy Area, new policies which direct where industrial uses are encouraged, are recommended. | Policy 5.5.5 encourages industrial and commercial activities not requiring an agricultural designation to locate in fully serviced employment areas and the Gas Compressor Designation. | The Official Plan should be updated to include policies which encourage industrial uses in proximity to County roads and in proximity to the Gas Compressor Station, provided those uses do not hinder its operations. |
| 2.8.1 d) | Encourage intensification of employment uses and compatible compact/mixed-use development to support complete communities | The current Official Plan does not encourage intensification of specific employment uses or mixed use development. However, as intensification, infill and rounding out are the only methods to develop within the Hamlets, it can be argued that the Official Plan encourages compact development. The Official Plan may benefit from permitting mixed use development in specific areas, subject to criteria. | The County Official Plan (s.3.2.11) states the development will promote an efficient and compact land use pattern to minimize land consumption, control infrastructure costs and limit non-farm growth pressure. | It is recommended that policies be added to the economic development policies (s23) which states the development will promote an efficient and compact land use pattern. |
| 2.8.1.1 e) | Address land use compatibility adjacent to employment areas by providing appropriate transition to sensitive land uses | Section 13.5 of the Official Plan contains policies which address land use compatibility between sensitive uses and employment areas. | The County Official Plan has policies which speak to compatibility but not ones directly related to the d-series guidelines | While the Official Plan is technically consistent with the PPS, for clarity it is recommended that Section 3 be updated to include land use compatibility policies as follows: <i>Any new industrial development adjacent to existing or future sensitive uses must:</i> |

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| | | | nor providing appropriate separation distances between industrial and sensitive land uses. | <i>o provide adequate screening, buffering, and/or separation in accordance with the Provincial D-series Guidelines;</i> <i>o minimize the impacts of parking, storage, loading and lighting; and</i> <i>o ensure that all industrial processes, traffic flows, building forms and relationships to neighbouring buildings do not negatively impact the adjacent residential area.</i> |
| 2.8.1.2 | Encourage industrial, manufacturing, small-scale warehousing uses compatible with sensitive land uses to locate outside of employment areas, within strategic growth areas and other mixed-use areas with frequent transit service available | N/A | N/A | N/A |
| 2.8.1.3 | On lands within 300m of employment areas, development shall avoid or minimize/mitigate potential impacts on long-term economic viability of employment uses within existing/planned employment areas | N/A | N/A | N/A |
| 2.8.1.4 | Direct major office/institutional development to major transit station areas or other strategic growth areas with frequent transit service available | N/A | N/A | N/A |
| 2.8.2.1 | Plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided | The Gas Compressor Station designation identifies the only formal employment area in the Township. Its primary purpose is to project lands for the existing gas compressor station but allows associated facilities. It contains policies to ensure this area remains protected. This area key infrastructure in the form of the natural gas. | The Lambton OP contains similar policies and further states that the local OP “shall contain criteria respecting the types of compatible industrial uses that may be permitted within the Gas Compressor Station Designation (s.7.7.2.f)” | The Local Official Plan should be revised to permit compatible industrial uses in the Gas Compressor Station designation including Warehousing and logistics, light industrial, utilities and infrastructure and commercial uses. Provided the use satisfies the following criteria: (a) The proposed use does not result in the need for additional noise or vibration and air quality mitigation measures that would prevent the Gas Compressor Station from operating or expanding in the future. (b) The proposed industrial use does not involve significant water use, liquid effluent or wet processes. |
| 2.8.2.2 | Protect employment areas located near major goods movement facilities and | N/A | N/A | N/A |

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| | corridors for the employment area uses that require those location | | | |
| 2.8.2.3 | Designate, protect and plan for all employment areas in settlement areas by: | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.3 a) | Plan for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.3 b) | Prohibit residential uses, commercial uses, public service facilities and other institutional uses | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.3 c) | Prohibit retail and office uses that are not associated with the primary employment use | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.3 d) | Prohibit other sensitive land uses that are not ancillary to uses permitted in the employment area | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.3 e) | Include appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability | N/A No designated employment areas with the settlement areas | N/A | N/A |
| 2.8.2.4 | Shall assess and update employment areas identified in official plans to ensure designation is appropriate to the planned function of employment areas and to maintain land use compatibility between sensitive land uses and employment areas | No updates required. | N/A | N/A |
| 2.8.2.5 | Criteria for removal of employment lands: a) Identified need for the removal and land is not required for employment uses over long term; b) proposed uses would not negatively impact the overall viability of the employment area by: | N/A No designated employment areas with the settlement areas | N/A | N/A |

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| | <ul style="list-style-type: none"> 1. avoiding, or minimizing and mitigating potential impacts to existing or planned employment area uses; 2. maintaining access to major goods movement facilities and corridors; c) existing or planned infrastructure and public service facilities available to accommodate proposed uses; d) sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan. | | | |
| 2.9 | Energy Conservation, Air Quality and Climate Change | | | |
| 2.9.1 | Plan to reduce GHG emissions and prepare for the impacts of climate change through approaches that: | | | |
| 2.9.1 a) | Support the achievement of compact, transit-supportive, and complete communities | The proposed Official Plan is consistent with this policy as development in the hamlets will be through infill, intensification and redevelopment thus facilitating the development of a compact and complete community. | Section 2.7 of the County Official Plan speaks to climate change and promotes compact built forms. | No changes required. |
| 2.9.1 b) | Incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities | The existing Official Plan does not contain climate change considerations for planning for and the development of infrastructure. | Section 2.7 of the County Official Plan states that the development approval process should take into consideration stormwater volumes. Section 2.7 further states that a goal of the Plan is to foster infrastructure and services that are adaptive and capable of functioning within or quickly recovering from climatic and weather conditions that fall | It is recommended that policies to incorporate climate change considerations in planning for infrastructure be added to Section 13.4 including: 13.4 [...] Planning for stormwater management facilities should meet Provincial standards for effective management of stormwater, including the use of Green Infrastructure. |

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| | | | outside of historic norms. | |
| 2.9.1 c) | Support energy conservation and efficiency. | The current Official Plan encourages energy conservation measures to be incorporated into the design of development. Section 12.1.2 speaks to the consideration of the incorporation of energy efficient designs when making decisions about municipal facilities. Further it encourages innovative housing designs that offer energy efficiency (s.3.2.4.6). As it relates to land division, it encourages lot layouts that promote energy efficiency. | Section 2.8 encourages local municipalities to implement green initiatives and energy efficient policies in building and landscape design. | No additional policies are recommended. |
| 2.9.1 d) | promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality | There are currently no policies in the Official Plan which promote green infrastructure and low impact development. | Section 2.8 encourages local municipalities to implement green initiatives and energy efficient policies in building and landscape design. | It is recommended that the following policies be added: 13.4.1.f) The use of Low Impact Development (LID) principles and measures, where reliance on such facilities are not within a right-of-way, such as permeable surfaces, soft landscaping and other factors that impact on stormwater management, may be permitted in the preparation of stormwater management plans and existing groundwater recharge rates shall be maintained in development, where possible; Adapting and Mitigating Impacts From a Changing Climate 19.3 The Township is committed to mitigating and adapting to a changing climate by in accordance with the climate change and sustainability policies of the County Official Plan. |
| 2.9.1 e) | Consider any additional approaches that help reduce GHG emissions and build community resilience to climate change | The Official Plan does not contain policies which addresses section 2.9.1e). | Section 2.7 and 2.8 of the County Official Plan outline additional measures to help reduce GHG emissions at a County and local level. | See recommended policy addition above. |
| 3.1 | General Policies for Infrastructure and Public Service Facilities | | | |
| 3.1.1 | Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they: a) financially viable over their life cycle; | Section 13 of the Official plan contains policies to ensure infrastructure delivery is coordinated and integrated. Section 12 contains policies to ensure the coordinated delivery of public services and utilities. | The Lambton County Official Plan also contains policies which speak to the coordination and integration of | No updates required. |

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| | <ul style="list-style-type: none"> b) leverage the capacity of development proponents; c) available to meet current and projected needs. | | infrastructure and public service delivery. | |
| 3.1.2 | <p>Criteria for considering new infrastructure and public service facilities:</p> <ul style="list-style-type: none"> a) optimize use of existing infrastructure and public service facilities b) consider feasible opportunities for adaptive reuse | <p>The existing Official Plan does not contain specific criteria for the consideration of new infrastructure and public service facilities. There are policies in Section 34 which states that:</p> <p><i>“ the ability of the Municipality to finance public services is dependent upon property taxes and related to the type of development that occurs. Future development will be regulated by this Plan to ensure that the level of expenditure and debt, as compared to revenue and equalized assessment is maintained at equitable levels. Council may:</i></p> <ul style="list-style-type: none"> <i>a) restrict development if the amount of such development causes an imbalance in the assessment ratio; or</i> <i>b) delay any proposed development where it becomes necessary to carry out large scale public works in order to adequately serve such development.”</i> | The Lambton Official Plan contains policies which requires new development to be located to ensure the maximum use of existing and future infrastructure and services (s.2.1.6). | <p>It is recommended that policy language be added to Section 13 which states:</p> <p><i>Infrastructure is important in achieving a number of priorities for the Township. Infrastructure policies will ensure that the Township:</i></p> <ul style="list-style-type: none"> <i>a) optimize the use of existing infrastructure and public service facilities prior to considering the development of new infrastructure facilities;</i> <i>b) encourage the strategic location of public service facilities and key infrastructure to support the effective and efficient delivery of emergency management services; and,</i> <i>c) consider opportunities for adaptive re-use as it relates to public service facilities and infrastructure buildings.</i> |
| 3.1.3 | Strategically locate infrastructure and public service facilities to support effective/efficient delivery of emergency management services and to ensure protection of public health and safety per Sections 5.1, 5.2, 5.3 | There are no direct policies which speak to the strategic location of infrastructure and public service facilities to support effective and efficient delivery of emergency management services. | There are no policies in the County Official Plan which directly address this policy of the PPS. | See recommended policy addition above. |
| 3.1.4 | Plan/co-locate public service facilities with one another and parks/open space to promote cost-effectiveness and facilitate service integration, active transportation and transit access | There are policies in the OP which encourage the co-location of multiple telecommunication service providers. As it relates to collocating public service facilities | There are policies in the County Official Plan which encourage the co-location of telecommunications facilities and utilities. | It is recommended that a new policy be added to section 12.1.2 which states that when making decisions with respect to the construction, renovation or maintenance of municipal facilities and assets and in the provision of services the township will “ consider the co-location with existing public service facilities” |
| 3.1.5 | Consider innovative approaches in design of schools and associated child care facilities in strategic growth areas and areas with compact built form in collaboration with school boards | N/A | N/A | N/A |
| 3.2 | Transportation Systems | | | |
| 3.2.1 | Provide transportation systems which are safe, energy-efficient, facilitate movement of people/goods, | Section 11 of the Official plan states that it is the policy of the plan to provide and maintain efficient, cost effective and reliable | The County Official Plan contains similar policies. | Add a sentence to introductory paragraph of section 11 which states “ The Municipality will encourage the delivery |

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| | appropriate to address projected needs, support use of zero/low-emission vehicles | transportation systems. However, there are currently no policies which support the use of zero/low emission vehicles. | | of infrastructure which promotes the use of zero-emission and low-emission vehicles.” |
| 3.2.2 | Make efficient use of existing/planned infrastructure, including use of transportation demand management strategies | The existing Official Plan is consistent with Section 3.2.2 as it supports/promotes the efficient use of existing and planned infrastructure. | The County Official Plan contains similar policies. | None. |
| 3.2.3 | Plan for, maintain, and improve connectivity within/among transportation systems/nodes, including connections which cross jurisdictional boundaries | The existing Official Plan is consistent with the PPS as it aims to provide a reliable transportation system, that integrates with adjacent systems and those of other jurisdictions to serve the needs of the local population. | The County Official Plan contains similar policies. | None. |
| 3.3 | Transportation and Infrastructure Corridors | | | |
| 3.3.1 | Plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs. | The existing Official Plan contains policies which plan and protect rights-of-way for infrastructure. | The County Official Plan contains similar policies. | None. |
| 3.3.2 | Major goods movement facilities and corridors shall be protected for the long term | Railways and pipelines are protected in the existing Official Plan, consistent with the PPS. | The County Official Plan contains similar policies. | None. |
| 3.3.3 | Prohibit development in planned corridors that would preclude/negatively impact use of corridor for planned function | There are no planned corridors in the Township. | N/A | None. |
| 3.3.3 | Ensure new development proposed adjacent to planned corridors/transportation facilities is compatible with its long-term purpose and designed to avoid or minimize/mitigate negative impacts and adverse effects from the corridor/transportation facilities | Section 11.2 and 12.6 contains policies which ensure that new development is compatible and designed to avoid/mitigate negative impacts. | The County Official Plan contains similar policies. | None. |
| 3.3.4 | Preserve and reuse abandoned corridors that maintain the corridor’s integrity and continuous linear characteristics wherever feasible | Section 12.2 contains policies that encourage the protection and reuse of abandoned corridors, consistent with the PPS. | | None. |
| 3.3.5 | Promote co-location of linear infrastructure | The existing Official Plan does not contain policies which promote the co-location of linear infrastructure. | There are no policies which directly promote | It is recommended that the infrastructure policies of the plan promote the co-location of linear infrastructure. |

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| | | | the co-location of linear infrastructure. | | |
| 3.4 | Airports, Rail, and Marine Facilities | | | | |
| 3.4.1 | Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: <ul style="list-style-type: none"> a) their long-term operation and economic role is protected; and b) airports, rail facilities and marine facilities, and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5. | The existing Official Plan is consistent with Section 3.4.1 as it requires that noise, vibration and safety issues will be addressed for new land uses adjacent the railway. Where development is proposed with 120 metres of a rail line, the application will be circulated to the affected rail company for comment. | | None. | |
| 3.4.2 | Airports shall be protected from incompatible land uses and development by: | N/A | N/A in considering the Township. | N/A | |
| 3.4.2 a) | Prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; | N/A | N/A in considering the Township. | N/A | N/A |
| 3.4.2 b) | Considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport | N/A | N/A in considering the Township. | N/A | |
| 3.4.2 c) | Prohibiting land uses which may cause a potential aviation safety hazard | N/A | N/A in considering the Township. | N/A | |
| 3.5 | Land Use Compatibility | | | | |
| 3.5.1 | Plan/develop major facilities and sensitive land uses to avoid, or minimize/mitigate potential adverse effects, minimize public health/safety risk, ensure long-term operational/economic viability of major facilities | Section 13.5 of the Official Plan speaks to Land Use Compatibility, consistent with section 3.5.1 of the PPS. | | None. | |
| 3.5.2 | Where avoidance is not possible, ensure that adjacent sensitive land | See above. | See above. | See above. | |

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| | uses are only permitted if potential adverse affects to sensitive land use are minimized/mitigated and potential impacts to industrial, manufacturing, or other major facilities are minimized/mitigated | | | |
| 3.6 | Sewage, Water and Stormwater | | | |
| 3.6.1 | Planning for sewage and water services shall: | | | |
| 3.6.1 a) | Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage/water services and existing private communal sewage/water services | The Township only contains municipal water within its Hamlets. Section 3.1.2 of the Official Plan is consistent with the PPS as compact development is encourages and existing future development can only occur where adequate services can be provided. | | None. |
| 3.6.1 b) | Ensure that these services are provided in a manner that: <ul style="list-style-type: none"> 1. Can be sustained by water resources; 2. Is feasible and financially viable over their life cycle; 3. Protects human health and safety and the natural environment, 4. Aligns with comprehensive municipal planning for these services, where applicable. | No expansions are proposed to the existing municipal water system as it provides partial servicing to the Townships. Expansion can only occur | | None. |
| 3.6.1 c) | Promote water and energy conservation and efficiency | There are no direct policies which speak to section 3.6.1 c). | | It is recommended that language be added to section 13.2 which encourages the conservation and efficient use of water resources. |
| 3.6.1 d) | Integrate servicing and land use considerations at all stages of the planning process | The existing Official Plan's infrastructure policies is consistent with this section of the PPS. | | |
| 3.6.1 e) | Consider opportunities to allocate/re-allocate unused system capacity of municipal water/sewage services to support their efficient use to meet current and projected needs for increased housing supply | This is non applicable as the development can only occur in accordance with section 3.6.5 of the PPS in the Hamlets. | N/A | N/A |

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| 3.6.1 f) | Be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5. | See discussion below. | See below. | See below. |
| 3.6.2 | Municipal water/sewage services are preferred form of servicing for settlement areas, including centralized and decentralized systems | The Township only has partially serviced Hamlets. It is recommended that additional policy language be added to address if municipal or communal wastewater services are provided in Hamlets. | The County OP recognizes municipal water and sewage as the preferred form of servicing in the County. | <p>It is recommended that the following policy be added to section 13.2.1: <i>“ Per the PPS, full municipal water and wastewater services are the preferred form of servicing in settlement areas. However, the Hamlet Areas are only partially serviced with municipal water and all development in the Township is supported by private septic services. The Township will consider opportunities to enable the development of decentralized wastewater systems or communal wastewater systems in its Hamlets Areas per policy 13.1.2.”</i></p> <p>In addition, a policy should be added to 4.3 which enables growth in the Hamlets beyond minor rounding out or infill, where new development is proposed on centralized or decentralized systems.</p> |
| 3.6.3 | Private communal water/sewage systems are preferred form of servicing for multi-unit/lot development where municipal water/sewage services are not available, planned or feasible | The existing Official Plan does not speak to communal services being the preferred form of servicing for multi-lot development where municipal water and sewage is not available. Updates are required to ensure consistency. | The existing County OP discourages private communal sewage systems. | It is recommended that the following policy be added to Section 13.1: <i>“where municipal sewage services and municipal water services are not available, planned or feasible and where site conditions are suitable for the long term. The Township, in partnership with the County, will encourage communal servicing systems in its hamlets, where appropriate. Communal servicing where used, will be established in accordance with provincial direction. Approval from the Ministry of Environment, Conservation and Parks, Conservation and Parks (MECP) is required for communal subsurface sewage systems under the Environmental Protection Act and Ontario Water Resources Act.”</i> |
| 3.6.4 | Individual on-site water/sewage services may be used if private communal or municipal water/sewage services are not available, planned or feasible, provided site conditions are suitable for long-term use with no negative impacts | Section 13.1 and 13.2 include policies which ensure consistency with section 3.6.4. | The County OP acknowledges that outside of settlement areas the primary form of servicing shall be private service provided it is consistent with the natural heritage goals, protects designated | None required. |

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| | | | groundwater and surface runoff areas and municipal sanitary services are not feasible. | |
| 3.6.4 | At the time of the official plan review/update, should assess long-term impacts of individual on-site sewage/water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3. | Notes. The Municipality has considered the development of a communal system in Florence and it was determine that the system was not financially viable. The Municipality will continue to pursue opportunities to develop municipal wastewater or communal services in accordance with policy 3.6.4. | N/A | None required. |
| 3.6.5 | <p>Partial services only permitted:</p> <ul style="list-style-type: none"> a) Needed to address failed individual on-site sewage/water services in existing development b) Allow infilling/minor rounding out of existing development on partial services in settlement areas (where site conditions are suitable for no long-term negative impacts) c) Service new development in rural settlement areas by individual on-site water services in combination with municipal or private communal sewage services <p>See <i>alternative qualifier policy in Section 3.6.6.</i></p> | The existing OP does not contain policies which address when partial services are permitted. | <p>Where development is permitted to occur on municipal water in combination with either private septic systems or communal sewage systems within Urban Centres, Urban Settlements, or Secondary Settlements, it shall be conditional upon compliance with the following conditions:</p> <ul style="list-style-type: none"> a) development must be limited to infilling, minor rounding out of existing development; or to address failed individual on-site sewage services in existing development; b) site conditions must be suitable for the long-term provision of such services with no negative impacts; | <p>It is recommended that the following policy be added:</p> <p><i>Partial servicing is permitted in the following circumstances:</i></p> <ul style="list-style-type: none"> a) <i>where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;</i> b) <i>within Hamlet Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or</i> c) <i>within Hamlet Areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.</i> <p>Policy 13.1.4 and 13.2.2 of the Dawn-Euphemia Official Plan addresses c and d of the County's criteria.</p> |

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| | | | c) development must be consistent with natural heritage goals; d) designated groundwater and surface vulnerable areas must be protected, and where possible restored and/or improved; and e) municipal sanitary sewage services are not practical or feasible. | |
| 3.6.7 | May allow lot creation where there is confirmation of sufficient reserve sewage/water system capacity | The Township Official Plan will only permit the creation of new lots in its Hamlet Areas where there is adequate servicing available, consistent with the PPS. | The County Official Plan has a similar policy. | None. |
| 3.6.8 a) | Integrate with planning for sewage/water services to ensure systems are optimized, retrofitted, feasible and financially viable over life cycles | There are policies in the Official Plan which encourage the separation of stormwater inflow and infiltration from any future municipal sanitary water flows. There are also policies in Section 13.4.2 which speak to the protection of water quality when planning for stormwater management. The Official Plan would benefit from additional policy language which clarifies that planning for water, sewage and stormwater should be integrated. | The County Official Plan has similar policies. | It is recommended that the following policy be added to Section 13.4: <i>Planning for stormwater management facilities will be in accordance with Provincial Standards and will be planned to:</i> a) <i>Be integrated with planning for water and sewage servicing and ensure that systems are optimized, feasible and financially viable over the long term.</i> b) <i>Mitigate risks to human health, safety, property and the environment.</i> c) <i>Minimize erosion and changes in water balances.</i> d) <i>Minimize and where possible, prevent increases in contaminant loads.</i> |
| 3.6.8 b) | Minimize, prevent, or reduce increases in stormwater volumes and contaminant loads | Section 13.4.2 of the Township OP is consistent with this policy as it requires that there will be no overall increase in peak level or volume of stormwater as a result of new development. Further it requires development to not create flows which contribute to erosion problems and/or water quality impairment and drainage issues. | The County Official Plan contains policies which requires the design of these systems minimize off-site effects. | None. |
| 3.6.8 c) | Minimize erosion and water balance changes | Section 13.4.2 and Section 13.4.3 speak to minimizing erosion and slowing the speed and volume of flows. | The County Official Plan contains policies | See recommended policy addition to section 13.4. |

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| | | | which requires the design of these systems minimize off-site effects. | |
| 3.6.8 d) | Mitigate risk to human health, safety, property, environment | There are currently no policies in the Official Plan which speak to directly to requiring that planning for stormwater mitigates risks to human health, safety, property and the environment. While the policies of the OP generally demonstrate that it is the intent of the OP to mitigate risk when planning for stormwater by reducing contaminant loads, reducing flows, adding buffers and consulting with the conservation authority, the Official Plan would benefit from some additional language. | There are currently no policies in the County OP which directly address this policy, but the intent is demonstrated in the general stormwater management section policies. | See recommended policy addition to section 13.4. |
| 3.6.8 e) | Maximize extent/function of vegetative/pervious surfaces | Section 13.4.1 and 13.4.3 contain policies which encourages the use of green space for detention/retention ponds, encourages permeable surfaces and man-made wetlands to absorb and distribute stormwater and encourages plantings to add stability to the drainage channel. | The County OP includes policies which states that naturalization techniques should be incorporated adjacent to stormwater outfalls and encourages low impact development techniques. | None required. |
| 3.6.8 f) | Promote best practices (e.g., stormwater attenuation/reuse, conservation/efficiency, LID) | Section 13.4.1 of the existing OP encourages stormwater best practices such as stormwater retention and re-use and low impact development techniques such as permeable paving. | The County OP contains similar policies to the local OP. | Minor modifications to the text is recommended to clarify that certain measures (i.e. man-made wetlands, permeable surfaces) are considered low impact development techniques. |
| 3.6.8 g) | Align with comprehensive municipal plans for stormwater management and consider cumulative impacts on watershed | There are no comprehensive municipal stormwater management plans in the Township but the policies direct development proponents and the Township to employ best management practices, requires systems to be designed in accordance with accepted engineering standard and requires stormwater management to consider the hydrology of environmentally sensitive areas. | The County OP states that “The establishment of municipally owned and operated stormwater quality treatment facilities where feasible and practical, based on the findings of watershed and subwatershed studies, will be encouraged. Municipalities may require assessment of | While this policy is not included in the local Official Plan, there are policies which address this section of the PPS in the County OP. No modifications are recommended. |

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| | | | facilities before assuming ownership including, but not limited to, phosphorus and nitrate analysis.” | |
| 3.7 | Waste Management | | | |
| 3.7.1 | Plan for and provide waste management systems of appropriate size/type/location to accommodate present/future needs and facilitate integrated waste management | Section 13.7 of the existing OP speaks to Waste Management Systems and includes policies for surrounding land uses. Further both Schedule A and B identify active or former landfill sites in the Township. | The County OP contains extensive waste management policies in line with Section 3.7 of the PPS. | None required. |
| 3.8 | Energy Supply | | | |
| 3.8.1 | should provide opportunities 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. | Section 14 contains policies which provides opportunities for the development of alternative and renewable energy generation facilities. These policies do not reflect the changes following the repeal of the Green Energy Act which provide the Municipality with more decision making authority over green energy initiatives. | The County OP also contains similar policies. | <p>It is recommended that the policies in Section 14.1 and 14.2 be deleted and replaced with the following:</p> <p><i>The Township will facilitate and provide opportunities for renewable and alternative energy systems. A renewable energy generation facility generates electricity from an energy source renewed by natural processes such as wind, water, biomass, biogas, and biofuel, solar or geothermal energy. Alternative systems significantly reduce harmful emissions to the environment, when compared to conventional energy sources using fossil fuels.</i></p> <p>General Policies</p> <p>14.1.1 <i>Alternative and/or renewable energy systems will be subject to studies to demonstrate, to the satisfaction of the Township, how potential adverse effects, on existing or proposed development with regard to the natural heritage system, noise, dust, vibration, plume, air quality, cultural heritage resources, views and vistas, shadows, land use compatibility, public health and safety, risk, and soils stability and water quality and quantity will be mitigated</i></p> <p>14.1.2 <i>New or expanded alternative and/or renewable energy systems should be developed at scales appropriate to the context of the immediate area and Township, in accordance with provincial and federal standards, and designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse impacts from odours, noise and other contaminants and minimize risk to public health and safety.</i></p> |

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| | | | | <p>Wind Energy</p> <p>14.2.1 Wind energy facilities of a small scale (e.g. an individual turbine with a small name-plate capacity) that serve primarily to supply electricity to uses on the same property on which the facility is located are permitted outside of the settlement areas.</p> <p>Wind energy facilities that primarily produce electricity for sale to the grid are not permitted within the municipality.</p> <p>14.2.2 Wind turbines of all sizes will be subject to demonstrating that they will be located in positions and at distances from sensitive uses to avoid nuisances and hazards including, but not limited to, noise, shadow flicker, and blade glint.</p> <p>Solar Energy</p> <p>14.3.1 Ground mounted solar renewable energy generating facilities in excess of 100kW name plate capacity will not be permitted in the municipality, on lands that consist of Class 1 and 2 Agricultural Lands under the Canada Land Inventory.</p> <p>Small scale solar panels that provide electricity for use on the same property will be considered accessory uses.</p> <p>Roof mounted solar generating facilities of all sizes will be encouraged subject to confirmation that the supporting structure is capable of bearing the weight.</p> <p>It is recommended the policy 14.3.4 and 14.3.5 be deleted.</p> |
| 3.9 | | Public Spaces, Recreation, Parks, Trails, Open Space | | |
| 3.9.1 | Promote healthy, active, inclusive communities: | Section 5 of the Official Plan provides policies that are consistent with the PPS by encouraging the development of parks and facilities which meet the needs of people of all ages and abilities, supports the creation of an interconnected trail system, encourages | The County OP contains policies which are at higher level but still ensure | While not a consistency matter, updates are recommended to reflect changes to the Planning Act as it relates to parkland dedication. |

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| | | neighbourhood parks to be centrally located and recognizes and supports the Shetland Conservation Area. The Open Space Area policies allude to the creation of a designation for Community Parks and Major Parks. There are no lands which are currently designated for this purpose in the Plan. | consistency with this section of the PPS. | |
| 3.9.1 a) | Plan public streets/spaces/facilities to be safe, meet needs of people of all ages/abilities, foster social interaction, facilitate active transportation/ community connectivity | See discussion above. | | |
| 3.9.1 b) | Plan/provide for needs of persons of all ages/abilities in distribution of full range of publicly accessible built/natural settings for recreation | See discussion above. | | |
| 3.9.1 c) | Provide opportunities for public access to shorelines | See discussion above. | | |
| 3.9.1 d) | Recognize and minimize negative impacts on provincial parks, conservation reserves, and other protected areas | See discussion above. | | |
| 4.1 | Natural Heritage | | | |
| 4.1.1 | Protect natural features/areas for the long term <i>Note qualifying policy in Section 4.1.9</i> | Section 6 of the Official Plan states that there are natural areas that could include significant natural features which must be protected with special provisions, consistent with the PPS. | Similar policies in the County OP. | None. |
| 4.1.2 | Maintain/restore/improve diversity/connectivity of natural features in an area and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features/areas and surface/ground water features | Section and 6.2.3 and 6.2.11 speak to recognizing the importance of other non provincially significant natural features and encourages the protection of corridors and linkages between natural areas, consistent with the PPS. | These policies are expanded upon in the County OP through the establishment of a NHS. | See recommendation below. |
| 4.1.3 | Identify natural heritage systems in Ecoregions 6E and 7E | The existing OP does not map out the County NHS and does not contain specific policies related to the NHS. While it speaks to maintaining connectivity between features, the term Natural Heritage System is not used. | The County OP contains maps a Natural Heritage System and Contains associated policies. | It is recommended that the OP be updated to refer to the County OP for NHS mapping and contain policies which conform to the County Official Plan. |
| 4.1.4 | Prohibit development/site alteration in: a) Significant wetlands in Ecoregions 5E, 6E, 7E b) Significant coastal wetlands | The existing OP prohibits development/site alteration in these features. | Similar policies in the County OP. | None. |

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| 4.1.5 | Prohibit development/site alteration in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) d) significant wildlife habitat e) significant ANSIs f) coastal wetlands in Ecoregions 5E, 6E and 7E not subject to policy 4.1.4.b), unless demonstrated that there will be no negative impacts on the natural features or their ecological functions | The existing OP prohibits development/site alteration in these features in accordance with PPS requirements. | Similar policies in the County OP. | None. |
| 4.1.6 | Prohibit development/site alteration in fish habitat except in accordance with provincial/federal requirements | The existing OP prohibits development/site alteration in these features in accordance with PPS requirements. | Similar policies in the County OP. | None. |
| 4.1.7 | Prohibit development/site alteration in habitat of endangered/threatened species except in accordance with provincial/federal requirements | The existing OP prohibits development/site alteration in these features in accordance with PPS requirements. | Similar policies in the County OP. | None. |
| 4.1.8 | Prohibit development/site alteration on adjacent lands unless the ecological function of adjacent lands has been evaluated and there will be no negative impacts on the natural features or their ecological functions | The existing OP prohibits development/site alteration in these features in accordance with PPS requirements. | Similar policies in the County OP. | None. |
| 4.2 | Water | | | |
| 4.2.1 | Protect, improve, or restore water quality/quantity by: | | | |
| 4.2.1 a) | Consider cumulative impacts of development at watershed scale | The Township is located within a Source Water Protection Plan (SWPP) and development must be in accordance with the policies of the SWPP which considers the cumulative impacts of development at a watershed scale. | Similar policies in the County OP. | None. |
| 4.2.1 b) | Minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts | See comment above. SWPP spans various municipalities and considers cross-jurisdictional impacts. | Similar policies in the County OP. | None. |

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| 4.2.1 c) d) | Identify water resource systems and maintain their linkages and functions | The Official Plan recognizes the importance of water, identifies the highly vulnerable aquifer and water connections. | Similar policies in the County OP. However, these policies are expanded to state development will not be permitted where it will impact the quality or quantity of water subject to specific criteria. | It is recommended that the OP be updated to state: <i>Development should not be permitted that would adversely affect the quality or quantity of water with respect to existing wells, surface water or ground water features as outlined in the Surface and Groundwater Protection Section of the County Official Plan.</i> |
| 4.2.1 e) | Implement restrictions on development and site alteration to <ol style="list-style-type: none"> 1. Protect all municipal drinking water sources/designated vulnerable areas 2. protect, improve, or restore vulnerable surface/ground water and hydrologic functions | Highly vulnerable aquifers are identified in the Official Plan and there are policies which restrict the type of development that can occur in these areas and requires technical studies to ensure these features are protected. | Similar policies in the County OP. | None. |
| 4.2.1 f) | Plan for efficient/sustainable use of water resources | The Official Plan contains policies which aim to improve water quality, increase awareness of drinking water threats and the sustainable use of water. | Similar policies in the County OP. | None. |
| 4.2.1 g) | Consider environmental lake capacity | N/A | N/A | N/A |
| 4.2.2 | Restrict development/site alteration in/near sensitive surface/ground water features to protect, improve or restore their hydrologic functions | See response to 4.2.1c). | Similar policies in the County OP. | None. |
| 4.2.3 | Undertake watershed planning to inform planning for sewage/water services and stormwater management <i>Note encouraged in all municipalities but only a requirement for large and fast-growing municipalities</i> | Municipality is part of the a large Source Water Protection Plan and as there are no municipal drinking water sources nor is there municipal sewage services for the Township. Watershed planning is not required at this time. This would be more appropriately complete at the County level. | N/A | None. |
| 4.2.4 | Upper-tier municipality shall undertake watershed planning in partnership with lower tier municipalities where planning conducted by an upper-tier municipality that includes 1+ large/fast-growing municipalities | See comment above. | N/A | None. |
| 4.3 | Agriculture | | | |

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| 4.3.1.1 | Use an agricultural system approach to maintain/enhance geographically continuous agricultural land base and support long-term economic prosperity and productive capacity of agri-food network | While not explicitly mentioned in the Official Plan, the OP policies generally employs an agricultural system approach which recognizes the various components of a successful agricultural system. | Similar policies in the County OP. | None. |
| 4.3.1.2 | Designate and protect prime agricultural areas and specialty crop areas for long-term agricultural use <i>Note prioritization in Section 4.3.1.3</i> | The Official Plan designates and protects prime agricultural areas. | Similar policies in the County OP. | None. |
| 4.3.2.1 | Permitted uses in prime agricultural areas limited to agricultural use, agriculture-related use, and on-farm diversified use. <i>Note criteria in Section 4.3.2.1 for agriculture-related and on-farm diversified uses to be compatible with and not hinder surrounding agricultural operations.</i> <i>Note policy in Section 4.3.2.4 permits principal dwelling associated with agricultural operation unless residential use is prohibited following surplus farm dwelling severance (Section 4.3.3.1 c)).</i> | The permitted uses in the Official Plan include additional permissions for existing uses, conservation uses, and limited residential uses. Updates are required to the definitions and criteria for on-farm diversified uses and agricultural uses to be consistent with the PPS. | The County Official Plan limits permitted uses to those outlined in the PPS and limits recreational, cultural or open space uses. The idea being that these are the only non-residential uses which may be permitted in the prime agricultural area. It states that these uses will only be permitted through a site specific amendment which satisfies the criteria in Section 4.1.16. | It is recommended that the permitted uses in the Official Plan be scoped back in accordance with the policies of the PPS. |
| 4.3.2.2 | Protect/promote all types, sizes, intensities of agricultural uses/normal farm practices in prime agricultural areas | The existing Official Plan promotes various farm types and practices in the prime agricultural area. | Similar policies in the County OP. | None. |
| 4.3.2.3 | New land uses and lot creation shall comply with MDS formula | The existing OP requires new lands uses and lot creation to comply with MDS. | Similar policies in the County OP. | None. |
| 4.3.2.5 | Up to two additional residential units (ARUs) permitted where residential dwelling is permitted on a lot in a prime agricultural area, provided at least one ARU is located within/attached to principal dwelling. Criteria for ARUs: | The OP currently does not permit ARUs. | The County OP does not currently permit ARUs. | It is recommended that the following policy language be added “Up to two additional residential units may be permitted in the Agricultural Area subject to the following criteria: i) Only one ARU may be detached from the principal dwelling. An ARU in a principal dwelling may be within or attached to the primary dwelling; |

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| | <p>a) Comply with MDS formula b) Compatible with and do not hinder surrounding agricultural operations c) Appropriate sewage/water services d) Address public health/safety concerns e) Limited scale and located within, attached to, or in close proximity to principal dwelling or building cluster f) Minimize land taken out of agricultural production</p> <p><i>Note that 2 ARUs are permitted on a lot in a prime agricultural area in addition to farm worker housing permitted as agricultural use (Section 4.3.2.6)</i> <i>Note that lots with ARUs may only be severed as part of a surplus farm dwelling severance following farm consolidation (Section 4.3.3.1 c)).</i></p> | | | <p><i>ii) ARU(s) must be compatible with, and not hinder, surrounding agricultural operations;</i> <i>iii) A detached ARU must be located within the existing building cluster, be subordinate in size to the principal dwelling and minimal agricultural land is taken out of production</i> <i>iv) the lot should be sufficiently sized to accommodate private sewage services and adequate water and waste water servicing shall be available to support the ARU;</i> <i>v) where an ARU is proposed in an area affected by natural hazards, safe access must be established either through planning approval or a Conservation Authority Permit;</i> <i>vi) A detached ARU must comply with the minimum distance separation formulae; and,</i> <i>vii) the combined total of residential units including a primary residential unit will not exceed three units on a lot. This shall not include farm worker housing."</i></p> |
| 4.3.3.1 | <p>Discourage lot creation in prime agricultural areas. Limited exceptions:</p> <p>a) Agricultural use where lot is appropriately sized for agricultural use common in area and sufficiently large to maintain flexibility for future changes in type/size of operation b) Agriculture-related uses, provided new lot size is minimized to accommodate use and appropriate water/sewage services c) One residential lot per farm consolidation for a residence surplus to an agricultural operation <i>Note additional criteria provided in Section 4.3.3.1 c)</i> d) Infrastructure, where it cannot be accommodated through easement or right-of-way <i>Note policy in Section 4.3.3.3 which clarifies that no other residential lot creation may be permitted in prime agricultural areas</i></p> | <p>The existing OP discourages lot creation in accordance with the PPS. Council would like the consideration of a smaller agricultural lot size to recognize that historic lot sizes were 50 acres in this area.</p> | <p>The County OP contains similar policies but permits a smaller lot size of 30 hectare (75 acres).</p> | <p>No updates are required to ensure consistency with the PPS. However it is recommended that the criteria for surplus farm dwelling severances be included to address:</p> <ul style="list-style-type: none"> • A minimum size requirement of 18 hectares for retained parcel (currently smaller than existing requirements), this was requested by Council. • Prevent the severance of primary residence of the owner or full time employee • Add a policy which requires that the applicant must live in the Township or within an adjacent municipality to prevent the purchase by large holding companies. <p>These would be similar to the criteria outlined in the Lambton Shores Official Plan.</p> <p>It is further recommended that the Township work with the County to justify a small agricultural lot size to reflect the farm practices in the area and historic settlement patterns.</p> |

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| 4.3.3.2 | Lot adjustments permitted in prime agricultural areas for legal/technical reasons | The OP permits lot adjustments but does not specify that it is only for legal and technical purposes. | | It is recommended that the wording be amended to include the wording “for legal and technical purposes” |
| 4.3.4.1 | May only exclude land from prime agricultural areas for new/expanded settlement areas (see Section 2.3.2) | There are no policies in the existing OP but they are not required. These PPS policies will be considered if an expansion is proposed and an amendment is required. The local OP can rely on the policies for the County’s OP. | The County’s OP does not permit lands to be removed from the agricultural area and contains expansion policies. | None. |
| 4.3.5.1 | Non-agricultural uses permitted in prime agricultural areas: a) Extraction of minerals, petroleum resources, mineral aggregate resources b) Limited non-residential uses <i>Note qualifying criteria provided</i> | The existing OP does not have policies to consider limited non-residential uses. | The County OP contains policies where non-residential uses may be permitted. | It is recommended that the Official Plan be updated to include the following policy: Limited recreational, cultural and open space uses may be permitted through an amendment to this Official Plan where: a) the proposed use complies with the minimum distance separation formulae; b) there is an identified need within the planning horizon identified for additional land to accommodate the proposed use; and c) alternative locations have been evaluated, and a. there are no reasonable alternative locations which avoid prime agricultural areas; and b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. d) 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 the Agricultural Impact Assessment. |
| 4.3.5.2 | Avoid, or minimize/mitigate impacts for new/expanding non-agricultural uses on agricultural system, as determined through Agricultural Impact Assessment | The existing Official Plan does not have policies which address this section of the PPS. | The County OP does not contain policies which reference the need for an agricultural impact study. | See proposed policy wording above. |
| 4.3.6.1 | Support local food, facilitate near-urban and urban agriculture and foster robust agri-food network | The existing OP supports local food and the right to farm concept. | The County OP contains similar policies. | None. |

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| 4.4 | Minerals and Petroleum | | | |
| 4.4.1.1 | Protect minerals and petroleum resources for long term | The current OP permit petroleum extraction in all designations but does not specifically identify areas where these resources exist. It contains policies to protect natural gas operations. | Section 9 of the County OP contains policies to protect minerals and petroleum for the long term. | While the local OP can rely on the policies of the County OP, it is recommended that a new section be added |
| 4.4.2.1 | Identify and protect mineral and petroleum resource operations from incompatible development | There are policies within the OP (2.24, 4 and 12.4) which requires that these resources be protected from incompatible development. | County OP contains more detailed policies known operations on Appendix Map C. | It is recommended that a new appendix be added to the OP which shows the site of known mineral or petroleum operations and known mineral deposits and petroleum resources. As these uses are to be permitted in all land use designations, it is recommended that a new section be added which consolidates these policies for ease of reference. |
| 4.4.2.2 | Identify known mineral deposits, petroleum resources, areas of mineral potential. Permit development which would hinder/preclude establishment of new operations or access to resources on these or adjacent lands only if: a) Resource use is not feasible, or b) Proposed use serves greater long-term public interest, and c) Issues of public health/safety and environmental impact are addressed | There are currently no policies in the OP which speak to this. | County OP contains policies to protect known resources and deposits and identifies them on Appendix C. | See comment above. It is recommended the following additional policy be added: <i>In areas adjacent to or in known Oil, Gas and Salt Resources, development that would preclude or hinder the establishment of new operations or access to the resource will only be permitted if:</i> a) <i>resource use would not be feasible; or</i> b) <i>the proposed land use or development serves a greater long term public interest; and</i> c) <i>issues of public health, public safety and environmental impact are addressed.</i> |
| 4.4.3.1 | Require rehabilitation to accommodate subsequent land use after extraction and related activities have ceased | The existing OP refers to the requirements that the wells be plugged in accordance with the requirements of the Oil, Gas, Salt and Resources Act. | The County OP contains similar policies. | None. |
| 4.4.4.1 | Permit extraction of minerals and petroleum resources in prime agricultural areas provided site will be rehabilitated | The current OP permits petroleum resources in the Agricultural area but does not include the caveat that they are required to be properly remediated. | The County OP has policies which are consistent with this section of the PPS. | It is recommended that the following policy be added: Oil, (natural) gas, and salt extraction under agricultural lands shall be conducted so as to minimize disruption to agricultural uses, minimize the amount of land taken out of agricultural production, and prevent contamination of agricultural lands. Oil, gas and salt extraction should be rehabilitated in accordance with Provincial requirements. |
| 4.5 | Mineral Aggregate Resources | | | |
| 4.5.1.1 | Protect mineral aggregate resources for long-term use and identify deposits of | There are no known mineral aggregate resources in the Township but the existing OP contains a resource extractive designation | The County OP contains policies | As there are no known mineral aggregate resources in the Township, it is recommended that the designation be |

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| | mineral aggregate resources where provincial information is available. | which is aimed to provide the necessary policy framework to guide and protect these uses should they be identified. | which are consistent with this section of the PPS. | deleted. It is recommended that a policy be added to the new 'mineral resource' section which states that should these resources be identified that they will be protected and developed in accordance with the County OP and PPS. Further it is recommended that policy language from the existing 'resource extraction' designation be added to the new designation which requires an OPA to establish a new resource extraction operations. |
| 4.5.2.1 | Make available as much of the mineral aggregate resource as close to markets as possible (<i>Demonstration of need for mineral aggregate resources not required</i>) <i>Note qualifying policy in Section 4.5.2.1</i> | N/A | N/A | N/A |
| 4.5.2.2 | Undertake extraction in a manner that minimizes social, economic, environmental impact | N/A | N/A | N/A |
| 4.5.2.3 | Undertake mineral aggregate resource conservation wherever feasible | N/A | N/A | N/A |
| 4.5.2.4 | Protect mineral aggregate operations from incompatible development. Allow existing mineral aggregate operations to continue without the need for an OPA, ZBA or development permit under the <i>Planning Act</i> . | N/A | N/A | N/A |
| 4.5.2.5 | Permit development which would hinder/preclude establishment of new operations or access to resources on these or adjacent lands only if: <ul style="list-style-type: none"> a) Resource use is not feasible, or b) Proposed use serves greater long-term public interest, and c) Issues of public health, public safety and environmental impact are addressed | N/A | N/A | N/A |
| 4.5.3.1 | Require progressive and final rehabilitation to accommodate subsequent land use, promote land use compatibility, recognize interim nature of extraction, and mitigate negative impacts to the greatest extent possible. | N/A | N/A | N/A |

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| 4.5.3.2 | Encourage comprehensive rehabilitation planning where mineral aggregate operations are concentrated | N/A | N/A | N/A |
| 4.5.3.3 | Adopt rehabilitation standards for extraction operations on private lands compatible with <i>Aggregate Resources Act</i> on lands not designated under the Act | N/A | N/A | N/A |
| 4.5.4.1 | Permit extraction of mineral aggregate resources in prime agricultural areas and on prime agricultural lands as an interim use. <i>Note qualifying criteria provided in Section 4.5.4.1.</i> <i>Note alternative requirements for rehabilitation specified in Section 4.5.4.2.</i> | N/A | N/A | N/A |
| 4.5.5.1 | Permit wayside pits/quarries, portable asphalt plants, and portable concrete plants used on public authority contracts without need for OPA, ZBA, or development permit under <i>Planning Act</i> in all areas, except where existing development or environmental sensitivity is incompatible with extraction and associated activities | Wayside pits are permitted as of right except in areas with environmental sensitivity or existing development (see section 7.4) | | None. |
| 4.6 | Cultural Heritage and Archaeology | | | |
| 4.6.1 | Conserve protected heritage property (e.g., built heritage resources, cultural heritage landscapes) | The existing OP contains policies consistent which identifies that the municipality will seek to conserve cultural heritage landscapes and built heritage resources. There are no known protected heritage properties. | County OP contains similar policies. | None. The Township can rely on the policies from the County OP if required. |
| 4.6.2 | Prohibit development/site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved | The existing OP contains policies which address this section of the OP. | | |
| 4.6.3 | Prohibit development/site alteration on adjacent lands to protected heritage property unless its attributes will be conserved | There are no protected heritage properties within the Township therefore this policy is not applicable. However it is recommended that policy language be added to state that if a Protected Heritage | There are policies in the County OP which require the submission of a heritage impact | Include a policy which states: <i>“Should a property be identified as a Protected Heritage property, development on and adjacent to the property will be subject to the policies of</i> |

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| | | Property is designated that the policies of the County Official Plan apply. | assessment and the conservation of key attributes. | <i>the County Official Plan which requires the submission a heritage impact assessment and conservation of features.”</i> |
| 4.6.4 a) | Develop/implement archaeological management plans for conserving archaeological resources | Not typically completed at the local level and would not be feasible for a municipality of this size. Typically these are done by upper-tier municipalities in the case of a two-tiered municipal government. | There are policies in the County OP which encourages the creation of an archaeological management plan. | None. |
| 4.6.4 b) | Develop/implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes | Section 16.2.5.2 includes policies which are consistent with this section. | The County OP contains similar policies. | None. |
| 4.6.5 | Engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, managing archaeological resources, built heritage resources, cultural heritage landscapes | There are currently no policies in the OP which speak to indigenous engagement. | The County OP does not contain policy which address this. | It is recommended that the following policies be added: <i>Where an property with archaeological potential has been identified, the Municipality will engage early with Indigenous communities and ensure their interests are considered when identifying and protecting archaeological resources, built heritage resources and cultural heritage landscaped.</i> |
| 5.1 | General Policies for Natural and Human-Made Hazards | | | |
| 5.1.1 | Direct development away from areas of natural/human-made hazards where there is an unacceptable risk to public health/safety or property damage. Do not create new hazards or aggravate existing hazards. | The existing OP directs development away from hazards, consistent with the PPS. | The County OP contains similar policies. | None. |
| 5.2 | Natural Hazards | | | |
| 5.2.1 | Identify hazardous lands and hazardous sites and manage development in these areas. | The existing OP identifies flooding hazards and erosion hazards and directs development away from these hazards. | | |
| 5.2.2 | Direct development to areas outside of: a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding/erosion/dynamic beach hazards; b) hazardous lands adjacent to river, stream and small inland lake | The existing OP does not directly address this section of the PPS. | The County OP contains policies which are consistent with the PPS. | It is recommended that the following policy be added: <i>6.4.1.1 New development in the Municipality will generally be directed away from areas with known or suspected natural hazards, which may include: a) flooding and erosion hazards related to rivers and streams; b) hazardous sites related to organic soils; c) high water table areas; and d) hazardous forest types for wildland fires.</i> |

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| | systems which are impacted by flooding/erosion hazards; and c) hazardous sites. | | | |
| 5.2.3 | Prohibit development/site alteration in: a) dynamic beach hazard; b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); c) areas that would be rendered inaccessible to people and vehicles during times of flooding/erosion and/or dynamic beach hazards, (unless demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard) d) floodway regardless of whether the area of inundation contains high points of land not subject to flooding <i>Note exceptions for development and site alteration outlined in Sections 5.2.5, 5.2.7 and 5.2.8</i> | Development is not permitted within the floodway but policies do not speak to other potential flood hazards which would render areas inaccessible during times of flooding. | The County OP policies are consistent with this section of the PPS. | It is recommended that the following policy be added: <i>The Municipality may permit development and site alteration to occur on natural hazard lands and associated sites, except within the floodplain, if all the following can be achieved:</i> a) <i>all policies are met with respect to any coincidental natural heritage features;</i> b) <i>hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to hydrogeological and geotechnical engineering practices;</i> c) <i>new hazards are not created and existing hazards are not aggravated;</i> d) <i>no adverse environmental impacts will result;</i> e) <i>vehicles and people have a way of safely entering and exiting the area, as per Provincial Standards, during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and,</i> f) <i>the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.</i> |
| 5.2.4 | Prepare for impacts of climate change that may increase risk associated with natural hazards | There are no policies in the existing OP which address this section of the PPS. | | Please see proposed policy wording from to address section 2.9.1 b) and 2.9.1 d) of the PPS. |
| 5.2.6 | Prohibit development/site alteration in hazardous lands/hazardous sites where use is: a) Institutional use b) Essential emergency service c) Use associated with disposal, manufacture, treatment, storage of hazardous substances | Currently no development is permitted in the floodplain and erosion hazards. But the OP does not contains policies which speak to wildfire hazards. | County OP contains policies which address this policy of the PPS. | See proposed policy addition to address section 5.2.3 of the PPS. |
| 5.2.9 | Direct development to areas outside of lands that are unsafe due to hazardous forest types for wildland fire. | Currently the OP does not contain policies which address this section. | County OP contains policies which address this policy of the PPS. | The proposed policy additions to address 5.2.2 and 5.2.3 of the PPS will ensure the OP is consistent with this section of the PPS. |

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| | <i>Note exception in Section 5.2.9 where risk is mitigated in accordance with appropriate standards</i> | | | |
| 5.3 | Human-Made Hazards | | | |
| 5.3.1 | Permit development only if rehabilitation or other measures to mitigate known/suspected hazards are underway or completed on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations | Section 13.6 of the Official Plan contains policies that requires contaminated lands to be cleaned up. | Section 3.10 of the County OP contains policies which address this section of the PPS. | Minor updates are recommended to the wording to reflect changes to the Environmental Protection Act and to rely on the definitions of the PPS/ |
| 5.3.2 | Assess and remediate sites with contaminants in land or water as necessary prior to any activity on the site associated with proposed use such that there will be no negative impacts | Section 13.6 of the Official Plan contains policies that address this section of the PPS. | Section 3.10 of the County OP contains policies which address this section of the PPS. | Minor updates are recommended to the wording to reflect changes to the Environmental Protection Act and to rely on the definitions of the PPS. |
| 6.1 | General Policies for Implementation and Interpretation | | | |
| 6.1.1 | Read the PPS in its entirety and apply all relevant policies to each situation | Completed. | | |
| 6.1.2 | Implement the PPS in a manner consistent with recognition and affirmation of existing Aboriginal/treaty rights per Section 35 of <i>Constitution Act</i> | Noted. A land Acknowledgement and policies that encourage early engagement with indigenous communities on matters related to cultural and natural heritage are recommended. | | |
| 6.1.3 | Implement PPS in a manner consistent with <i>Ontario Human Rights Code</i> and <i>Canadian Charter of Rights and Freedoms</i> | The policies in the Official Plan to our knowledge do not contravene the Ontario Human Rights Code and Canadian Charter of Rights and Freedoms. | | |
| 6.1.5 | Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable, attainable policies to protect provincial interests and facilitate development in suitable areas. Planning authorities shall keep official plans up to date with the PPS. | Noted. The Official Plan identifies provincial interests and sets out appropriate land use designations and policies. Updates are required as explained in other sections of this chart to reflect updated provincial interest priorities. | | |
| 6.1.6 | Shall keep zoning and development permit by-laws up to date with official | Not included in this scope of work. | | |

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| | plans and PPS by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development. | | | |
| 6.1.7 | Must still make a decision consistent with PPS where deciding on a planning matter before official plan has been updated to be consistent with PPS. | N/A | | |
| 6.1.8 | Integrate approvals under the <i>Planning Act</i> and other legislation/regulations, provided intent/requirements of both processes are met | Policies for development in this Official Plan generally integrate reference to other legislation to ensure that requirements of both process are met. | | |
| 6.1.11 | Note that strategic growth areas and designated growth areas are not land use designations. Development is still subject to relevant land use planning policies and approval processes. | N/A | | |
| 6.1.12 | Planning authorities encouraged to exceed minimum density targets in PPS, except where in conflict with PPS or any other provincial plan. | Noted. | | |
| 6.1.13 | Revisit minimum density targets at the time of each official plan update to ensure target is appropriate. | Noted. | | |
| 6.2 | Coordination | | | |
| 6.2.1 | Factors to consider in a coordinated, integrated, comprehensive approach to planning between levels of government: a) Managing/promoting growth/development integrated with planning for infrastructure and public service facilities b) Economic development strategies c) Managing natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources d) Ecosystem, shoreline, watershed, Great Lakes related matters e) Natural/human made hazards | Noted. These are factors that are coordinated between the Township, County, Conservation Authority and Province. | | |

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| | f) Population/employment projections based on regional market areas g) Addressing housing needs per provincial housing policies/plans | | | |
| 6.2.2 | Undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making, support identification of potential impacts of decisions on exercise of Aboriginal/treaty rights | Updated policies are required to ensure that Indigenous communities are engaged early on in the planning process. | | |
| 6.2.4 | Collaborate with school boards to facilitate early/integrated planning for schools and childcare facilities to meet current/future needs | Noted. The local school board will be consulted as part of this Official Plan Review. | | |
| 6.2.5 | Collaborate with public post-secondary institutions to facilitate early/integrated planning for student housing, considering full range of housing options near post-secondary institutions to meet current/future need | N/A | | |
| 6.2.6 | Collaborate with public post-secondary institutions to develop student housing strategy, considering off-campus housing targeted to students | N/A | | |
| 6.2.7 | Coordinate emergency management and other economic, environmental or social planning considerations to support efficient/resilient communities | Noted. | | |
| 6.2.8 | Undertake a coordinated approach to planning for large areas with high concentrations of employment uses that cross municipal boundaries | N/A | | |
| 6.2.9 | Responsibilities of upper-tier municipalities: a) Identify/allocate population, housing, employment projections for lower-tier municipalities | Noted. | | |

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| | <p>b) Identify areas for growth/development, including strategic growth areas and establish minimum density targets</p> <p>c) Identify minimum density targets for growth/development in new/expanded settlement areas</p> <p>d) Provide policy direction to lower-tier municipalities on matters that cross municipal boundaries</p> <p><i>Note that where there is no upper-tier municipality, planning authorities should ensure the above matters are coordinated with adjacent planning authorities (Section 6.2.10)</i></p> | | | |