

Municipally Led Official Plan Update

Provincial Planning Statement Conformity Exercise

Community and Development Services
Planning and Realty Services Department

Public Open House Information

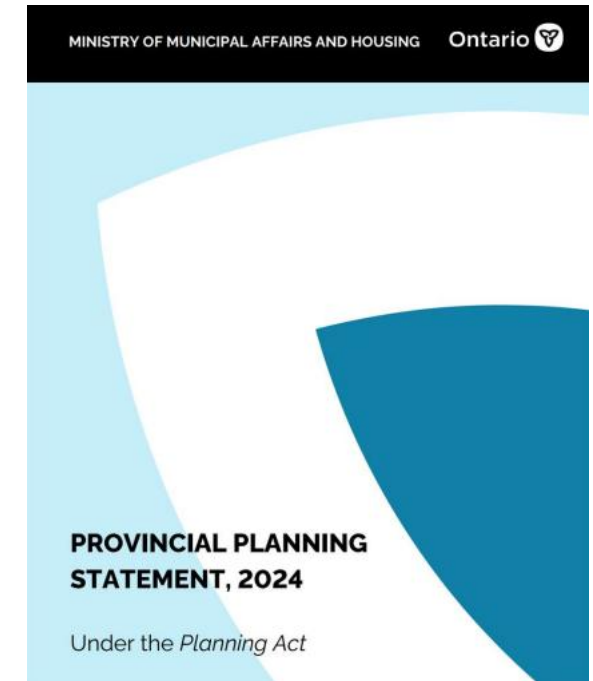
Talbot Gardens Arena- 2nd Floor Multi-purpose room, 10 Talbot St N, Simcoe, ON N3Y 4N5

October 22, 2025 at 6:00 pm to 8:00 pm



Provincial Planning Statement, 2024

- Issued under Section 3 of the **Planning Act**
- **New Provincial Planning Statement** came into effect on October 20, 2024
- Section 26 of the Planning Act provides that the Council of the municipality that adopted the official plan shall, revise the **Official Plan** as required to ensure that it, is consistent with policy statements
- Scoped updates to the Official Plan to **align/be consistent** with the Provincial Planning Statement 2024



What is an Official Plan?

- A long-term vision and policy document to guide land use management and growth within a community.
- The Official plan sets out:
 - where residential, commercial, industrial and institutional uses will be located;
 - how natural heritage systems, agricultural lands, and natural resources should be conserved and protected;
 - where municipal services and infrastructure will be needed;
 - standards for the review and approval of development applications;
 - community improvement policies.
- Official Plan policies must align with the Provincial Planning Statement.

Norfolk County Profile

- Single-tier municipality
- 163 445 hectares of land
- 6 Urban areas
- 42 Hamlet areas
- 67 490 population in 2021 (Census Canada, 2021)

Urban & Hamlet Boundaries

 Urban Area Boundary

 Hamlet Area Boundary

 Resort Area Boundary

Resort Area Boundary



Proposed PPS updates

Agricultural policies

Protect agricultural lands and the agri-food network to be protected as part of an agricultural system-based approach.

Prime agricultural land means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time.

Comprehensive review of the official plan is not required to expand the urban and hamlet settlement areas.

Non-agricultural uses shall have minimal impact on the Agricultural system.

An Agricultural Impact Assessment is required to determine any negative impacts and appropriate mitigation measures in accordance with provincial and municipal standards.

Proposed PPS updates

Agricultural Designation

The extraction of aggregate, mineral or petroleum resources shall be permitted as an interim use.

On-farm diversified uses may include electricity generation facilities, transmission systems and energy storage systems.

On-farm diversified uses shall not create a safety hazard or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours or other emissions.

Agriculture-related commercial and industrial uses may be permitted if (amongst other criteria) the use is deemed compatible with existing or planned uses in the vicinity based on a land use compatibility study prepared in accordance with Provincial guidelines and to the satisfaction of the County.

Proposed PPS updates

Public services

The County shall support school boards in developing new schools and childcare facilities in designated growth areas.

The development of student housing in the urban area shall be supported.

The reduction of parking requirements where feasible may be considered for educational facilities in consultation with school boards.

Proposed PPS updates

Housing

Residential designated lands available for residential development must accommodate must be available for a minimum of 15 years through intensification, redevelopment and greenfield lands.

The housing mix shall include 18 percent high density, 27 percent medium density and 55 percent low density residential development.

Residential intensification includes the development and redevelopment of underutilized commercial and institutional sites within settlement areas.

Special Housing forms now include long-term care facilities and additional residential units that must be appropriately located and distributed within the community.

Proposed PPS updates

Housing – Additional Residential Units

The main dwelling unit shall be established before the Additional Residential Unit is permitted.

Adequate servicing shall be available to service Additional Residential Units.

Up to two Additional Residential Units are permitted within the Agricultural Designation provided that one of the proposed additional residential units is within or attached to the main residential dwelling.

The additional residential unit within the Agricultural designation must be situated in close proximity to the principal dwelling subject to the zoning by-law provisions.

Additional Residential Units within and/or outside settlement areas are subject to specific criteria.

Proposed PPS updates

Protected Heritage

Council shall encourage the preservation of protected heritage property which may include built heritage resources, archeological resources and cultural heritage landscapes in accordance with the *Ontario Heritage Act*.

The County shall engage with Indigenous communities in consultation with the Province in policy initiatives pertaining the protection and management of resources of archaeological values, built heritage and cultural heritage landscapes.

The County may undertake a protected heritage preservation plan which may address matters such as proactive strategies for conserving and enhancing identified resources.

The County may undertake a study of any area in the municipality to designate one or more Heritage Conservation Districts.

The County may pass a by-law to prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures, in the heritage conservation study area.

Proposed PPS updates

Urban Areas

Urban Areas include Built-Up Areas and Designated Growth Areas as shown on Schedule “B” of the Official Plan .

Development within the Built-Up Area (BUA) Boundary will be considered as intensification. A minimum of 30 percent of development through infill, intensification and redevelopment shall be targeted in fully serviced Urban Areas for new residential dwelling units.

Development within Designated Growth Areas (DGAs) of the Urban Areas shall accommodate residential development, employment and other uses and target 45 residents and jobs per hectare for urban residential and 20 jobs per hectare for urban employment for all fully serviced urban areas.

Subject to the policies of this Plan, the boundaries of the Urban Areas shall be permitted to expand in accordance with Provincial policy and criteria that may include but are not limited to a demonstrated lack of available designated land, impact assessment on prime agricultural lands, and availability of existing and planned servicing.

Proposed PPS updates

Urban Areas

Proposals for the Urban Area Boundary expansion shall be considered in the context of whether :

- sufficient existing and planned infrastructure and servicing capacity in support of the urban area expansion
- suitable existing and planned community and public service facilities are available, or can be provided to accommodate the expansion area
- impacts on the agricultural system shall be avoided and where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent assessment in accordance with provincial guidelines

Proposed PPS updates

Rural Areas

The County shall evaluate proposals to amend this Plan to designate an additional Hamlet Area based on the following additional criteria:

- the expansion provides for the phased progression of the built environment
- impacts on the agricultural system are avoided, alternatively minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent study in accordance with provincial guidance

Proposed PPS updates

Hazard Lands

Hazard is defined within the meaning of the PPS as being an unacceptable risk to public health or safety or of property damage.

Development and site alteration shall not be permitted within a floodway regardless of whether the area of inundation contains high points of land subject to flooding.

Transportation Network

Development in planned corridors is prohibited subject to a Provincial Environment Assessment in accordance with the Environment Assessment Act and applicable provincial standards releasing the land for development.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with surrounding land uses and support the long-term purpose of the corridor development.

Proposed PPS updates

Servicing Allocation and Phasing

Draft approved plans of subdivision or condominiums and site plan agreements may only proceed to registration if sufficient servicing capacity has been confirmed at the time of registration.

When conditions of draft plan approval, are not fulfilled within the time period set out in the draft approval, the County may not support the extension of the draft approval and assign the servicing allocation to other priority developments, or hold the capacity in reserve.

Prior to the lapsing of a draft plan approval, the development proponent may request an extension to fulfill the conditions of approval and establish a new lapsing date.

No extension is permissible if draft plan approval has lapsed before the extension is granted.

Proposed PPS updates

Stormwater management

Norfolk County shall apply best management practices in dealing with stormwater management to improve the quality of storm water, minimize flooding and to prepare for the impacts of a changing climate.

Stormwater management approaches shall be designed and implemented to the satisfaction of the County in accordance with the County design criteria as may be updated, applicable provincial standards and guidelines and the requirements of the appropriate Conservation Authority.

The implementation of recognized stormwater management best practices is encouraged.

Low impact development may include bioswales, permeable pavement, vegetated areas at the edge of paved surfaces, rain gardens and green roofs.

Prior to the approval of a development application, the County shall require the preparation and approval of a stormwater management plan which implements the management concept of the Subwatershed Study and aligns with comprehensive municipal plans for stormwater management and watersheds plans if prepared.

Proposed PPS updates

Indigenous Communities early engagement

The County shall provide the opportunity for residents, indigenous communities, and property owners to become involved and participate early in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*.

The County shall engage with Indigenous communities in consultation with the Province in municipally led land use decisions and support the identification of potential impacts of decisions on Aboriginal or treaty rights.

Summary of PPS Updates

I. Include but are not limited to the following

- Designated Growth Areas
- Residential Intensification Targets
- Housing and Additional Residential Units Policies
- Urban and Hamlet Settlement Areas Boundary Expansion Policies
- Agricultural Policies
- Public Services Policies
- Early Indigenous Communities Engagement
- Protected Heritage Resources Policies
- Servicing Allocation and Phasing
- Stormwater Management Policies

II. Out of scope

- Rural Lands designation
- Strategic Growth Areas delineation

Additional Proposed Updates

- Updated reference to the Provincial Planning Statement and Provincial policy
- Updated reference to the Ministry of the Environment, Conservation and Parks
- Requested amendments for consistency purposes with Provincial policy and legislation
- Update to the planning horizon of the Official Plan to 2048 as amended by approved Official Plan Amendment #163
- The establishment and operation of a liquid hydrocarbon pipeline is a prescribed drinking water threat.
- The County shall plan for the reduction of Greenhouse Gas Emissions and the impacts of Climate Change through tailored measures and strategies.
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- Minor errors correction (references to sections 3.7.3. and 3.5.3. and section 4.8.)

Next steps

- Comments to be provided by November 10th, 2025
- Special meeting of Council on December 16th, 2025
- Report to Council to address public recommendations

**” Thank you for
your
participation**

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