

COUNTY OF LAMBTON OFFICIAL PLAN REVIEW

Policy Directions Report

June 2026



Parcel



Executive Summary

The County of Lambton is reviewing and updating its Official Plan to ensure the policies and land use plan implement the County's planned growth to 2051. An important part of this update is also to ensure consistency with current provincial legislation and policies. This Official Plan update will support growth that is well planned and implements the County's priorities for the on-going development of well-designed, complete communities that meet the forecasted needs for jobs and housing into 2051. This Official Plan review will undertake the following to inform a growth strategy for the County Official Plan and to update County Official Plan policies:

	1. Prepare new growth forecasts for population, housing, jobs and land supply in the County of Lambton.
	2. Prepare a growth strategy to ensure a balance between growth and County needs and priorities.
	3. Recommend updates to County Official Plan policies based on growth needs and consistency with evolving provincial land use legislation and policy.

In support of this Official Plan review, the County has partnered with NPG Planning Solutions Inc. (NPG), metroeconomics and Parcel Economics to prepare new growth forecasts for people, jobs and land needs, as well as updated County Official Plan policies. Population and employment growth projections and the land supply analysis are provided in independent reports. The growth needs provide the foundation for developing a growth strategy that is responsive to growth forecasts and the needs of the County of Lambton. Growth projections show that there is additional residential land needed in Sarnia and St. Clair, with employment lands needed more generally across the County.

This Policy Directions Report is the first step in identifying required policy changes to County Official Plan to implement growth forecasts and ensure consistency with provincial land use planning legislation and policies, and key provincial planning matters. This Policy Directions Report highlights recent changes to provincial legislation and policy, including recent Bills that have amended the *Planning Act* and Provincial Planning Statement (PPS 2024). Recommended policy directions in this report address key topics for the County of Lambton, including agricultural areas, settlement areas and boundary expansions, housing, economic development, transportation, administration and consolidation policies and other (miscellaneous) policies from various sections of the plan. Finally, this report incorporates feedback received on the current Official Plan policies based on the implementation since the Official Plan was approved in 2018.

Contents

Executive Summary	i
1. Introduction	1
1.1. Purpose of this Policy Directions Report.....	2
1.2. Project Phases	2
2. Policy and Legislative Framework Review	3
2.1. Planning Act, R.S.O. 1990, c. P.13	3
2.2. Relevant Legislative Changes.....	6
3. Recommended Policy Directions	11
3.1. Agricultural Areas	13
3.1.1. Section Purpose.....	13
3.1.2. Summary Overview of Policy Changes	13
3.1.3. Recommended Policy Directions Table	14
3.2. Settlement Area Reviews and County/Local Municipality Responsibility. 23	
3.2.1. Section Purpose.....	23
3.2.2. Summary Overview of Policy Changes	23
3.2.3. Recommended Policy Directions Table	24
3.3. Housing.....	43
3.3.1. Section Purpose.....	43
3.3.2. Summary Overview of Policy Changes	43
3.3.3. Recommended Policy Directions Table	44
3.4. Economic Development.....	58
3.4.1. Section Purpose.....	58
3.4.2. Summary Overview of Policy Changes	58
3.4.3. Recommended Policy Directions Table	59
3.5. Transportation.....	78
3.5.1. Section Purpose.....	78
3.5.2. Summary Overview of Policy Changes	78
3.5.3. Recommended Policy Directions Table	79
3.6. Administration and Consolidation Policies	102
3.6.1. Section Purpose.....	102

3.6.2. Summary Overview of Policy Changes	102
3.6.3. Recommended Policy Directions Table	104
3.7. Miscellaneous Policies	147
3.7.1. Section Purpose.....	147
3.7.2. Summary Overview of Policy Changes	147
3.7.3. Recommended Policy Directions Table	149
4. Supporting Tables.....	173
4.1. Projection Tables	173
Exhibit 3: Population of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051	173
Exhibit 4: Dwellings of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051	174
Exhibit 5: Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051..	175
4.2. Total Housing Demand	176
5. Conclusion	178

1. Introduction

The County of Lambton is reviewing its Official Plan to plan for growth to ensure it conforms to current provincial legislation and policy direction, and to address evolving growth needs for the County to 2051. This Official Plan review process will identify where the Plan must change to ensure it conforms with provincial land use planning direction and result in updated growth projections for population, housing, jobs and land supply – to identify the planned growth to 2051 for the County.

The County of Lambton Official Plan (“County Official Plan”) is the document that guides long range planning for County growth. The County Official Plan provides policy direction for land use and resource management issues of County or intermunicipal concern. The Plan provides strategies, goals and policies to inform decision-making on economic, environmental, and social matters. Policy direction in the County Official Plan is augmented by local municipal official plans that provide municipality-specific policy guidance.

The land use planning framework in Ontario has changed significantly over recent years, as have key provincial directions for Ontario’s growth, leading to changes to key provincial legislation and policy. Specifically, the *Planning Act* and its legislation has been amended through various bill reforms to streamline planning processes to build more homes across communities in the province. In addition, the Provincial Planning Statement was approved in October 2024, with clear policy direction for the need to provide a wider range of housing options and typologies to address Ontario’s housing shortage. This Official Plan review will ensure that County policies address key provincial planning matters.

The population of the County of Lambton is growing at a rate faster than projected in previous growth forecasts. As such, the County of Lambton is preparing new growth forecasts based on Ministry of Finance forecasts to 2051 to ensure that the County is preparing for well-ordered development and can meet current and future County needs. This Official Plan review envisions a growth management strategy that provides clear direction for urban area expansions, housing needs, economic development needs and infrastructure needs.

The County Official Plan

The County of Lambton is comprised of 11 local municipalities that range from rural and agricultural communities to highly urban communities. The County Official Plan therefore provides direction on a wide variety of planning matters so that growth and development across the County is orderly and well-planned.

The County Official Plan provides direction on the following key planning matters:

- Quality of Life
- County Development and Growth
- Agriculture
- Economic Growth
- Tourism and Promotion
- Infrastructure
- Natural Heritage
- Mineral Resources
- Implementation Mechanisms

1.1. Purpose of this Policy Directions Report

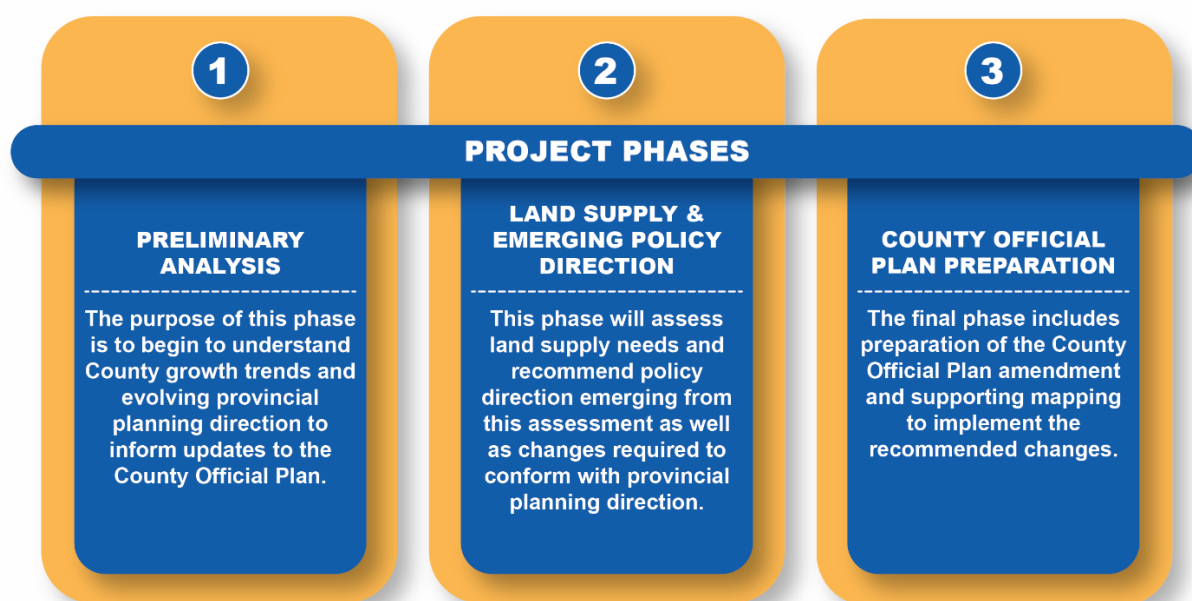
This Policy Directions Report will inform the Official Plan review by:

	Providing an overview of growth projections and land supply needs;
	Outlining recent changes to provincial legislation and policy documents; and
	Recommending changes to the County Official Plan through key thematic topics;

Recommended policy directions will focus on achieving the vision for the County, as well as ensuring provincial policy conformity, legislative conformity, and addressing community identified issues.

1.2. Project Phases

The County of Lambton Official Plan Review will be undertaken in three (3) phases. Engagement with Indigenous communities, the public, County Council, local municipal councils, and staff at both levels will be undertaken in each phase to ensure that input informs recommended changes.



2. Policy and Legislative Framework Review

2.1. Planning Act, R.S.O. 1990, c. P.13

The *Planning Act*, R.S.O. 1990 as amended, provides the authority for municipalities to undertake land use planning in the Province of Ontario. This authority is divided between the Minister of Municipal Affairs (the provincial government) and municipalities. The County of Lambton is an upper-tier municipality, consisting of eleven (11) member municipalities with planning responsibility.

Section 2 of the *Planning Act* states that the council of a municipality, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest, such as:

- (a) the protection of ecological systems, including natural areas, features, and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (g) the minimization of waste;*
- (h) the orderly development of safe and healthy communities;*
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the adequate provision and distribution of educational, health, social, cultural, and recreational facilities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

Section 16 of the *Planning Act* sets out the mandatory and discretionary contents of an Official Plan, as follows:

16 (1) An official plan shall contain,

(a) goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it, or an area that is without municipal organization;

(a.1) such policies and measures as are practicable to ensure the adequate provision of affordable housing;

(b) a description of the measures and procedures for informing and obtaining the views of the public in respect of,

(i) proposed amendments to the official plan or proposed revisions of the plan,

(ii) proposed zoning by-laws,

(iii) proposed plans of subdivision, and

(iv) proposed consents under section 53; and

(c) such other matters as may be prescribed.

(3) No official plan may contain any policy that has the effect of prohibiting the use of,

(a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

(b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or

(c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

(3.1) No official plan may contain any policy that has the effect of requiring more than one parking space to be provided and maintained in

connection with a residential unit referred to in subsection (3) other than the primary residential unit.

(3.2) No official plan may contain any policy that provides for a minimum floor area of a residential unit referred to in subsection (3).

(3.2.1) No official plan may contain any policy that has the effect of prohibiting the use of a parcel of urban residential land for an elementary school or secondary school of a school board or any ancillary uses to such schools, including the use of a child care centre located in the school.

(14) An official plan shall contain policies that identify goals, objectives and actions to mitigate greenhouse gas emissions and to provide for adaptation to a changing climate, including through increasing resiliency.

Section 26 of the Act includes the following requirements pertaining to the adoption and updating of official plan documents. Specifically, the Council of the municipality that has an in effect Official Plan, is required to regularly review and revise the Plan to ensure it aligns with provincial legislation and policy documents.

26 *(1) If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, in accordance with subsection (1.1), revise the official plan as required to ensure that it,*

(a) conforms with provincial plans or does not conflict with them, as the case may be;

(b) has regard to the matters of provincial interest listed in section 2; and

(c) is consistent with policy statements issued under subsection 3 (1).

(1.1) The council shall revise the plan no less frequently than,

(a) 10 years after it comes into effect as a new official plan; and

(b) every five years thereafter, unless the plan has been replaced by another new official plan.

2.2. Relevant Legislative Changes

The Provincial Government has introduced a number of amendments to the *Planning Act* in recent years, as listed below. The key changes relevant to the Official Plan Review are discussed below.

Bill 109, More Homes for Everyone Act, 2022

Bill 109, More Homes for Everyone Act, 2022, received Royal Assent on April 14, 2022, introduced several amendments to the *Planning Act* that impact municipal planning processes. Relevant to the Official Plan Review are:

- 1) **Delegation of Site Plan Approval:** Bill 109 requires municipal authorities to delegate site plan approval authority to an officer, employee, or agent. In the County's case, site plan approvals are the responsibility of the Local Municipalities.
- 2) **Lapsed Plans of Subdivision:** The legislation has enabled a mechanism for lapsed plans of subdivision to be deemed by the municipality not to have lapsed, subject to conditions.

Bill 23, More Homes Built Faster Act, 2022

Bill 23, *More Homes Built Faster Act*, 2022, received Royal Assent on November 28, 2022, part of a long-term strategy to increase housing supply and provide attainable housing options. The Official Plan Review will need to review the implementation in the County's Official Plan regarding these matters. Of note, some matters in the legislation are not applicable to the County level of planning authority. Only those changes relevant to the County level of planning authority are included in this description.

- 1) **Encouraging Gentle Density:** Official Plans must permit up to three (3) residential units per lot on urban residential lands. This includes units in ancillary structures, with no minimum unit size and a maximum of one parking space per unit. There is no appeal in respect of Official Plan policies that are passed to permit the above-noted gentle intensification and any existing Official Plan policy in contravention is deemed to be of no effect.
- 2) **Eliminating Public Meetings for Subdivision Applications:** The requirement that authorities hold a public meeting in respect of a proposed subdivision has been removed.
- 3) **Removing the Two-Year Suspension Period on Amendments:** Municipalities can no longer refuse applications to amend Official Plans, Secondary Plans, zoning by-laws, or minor variances within two years of their approval.

Bill 97, the Helping Homebuyers, Protecting Tenants Act, 2023

Bill 97, the *Helping Homebuyers, Protecting Tenants Act*, 2023, received Royal Assent on June 8, 2023, focused on increasing housing supply and improving affordability. Bill 97 builds on Bill 23. The following changes are most relevant to the Official Plan Review:

- 1) **Definition of Area of Employment:** Bill 97 redefines "area of employment" to limit uses for warehousing, manufacturing, and related uses, while specifically excluding independent institutional uses and commercial uses. The uses mentioned in clause 2 no longer qualify as employment area under the *Planning Act*, and the Official Plan Review will need to ensure that existing and planned areas of employment are protected and planned for.

The *Planning Act* defines “area of employment” as,

means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:

i. Manufacturing uses.

ii. Uses related to research and development in connection with manufacturing anything.

iii. Warehousing uses, including uses related to the movement of goods.

iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.

v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.

vi. Any other prescribed business and economic uses.

2. The uses are not any of the following uses:

i. Institutional uses.

ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv;

Bill 185, Cutting Red Tape to Build More Homes Act, 2024

Bill 185, *Cutting Red Tape to Build More Homes Act*, 2024, received Royal Assent on June 6, 2024. This legislation aims to accelerate the development of new housing by removing perceived barriers. Relevant to the Official Plan Review are:

- 1) **New Appeal Rights for Settlement Area Expansion Applications:** Applicants can appeal Official Plan and Zoning By-law amendment applications that alter settlement area boundaries, provided that the subject lands are not in the Greenbelt. The Greenbelt is not located in Lambton County.
- 2) **Changes to the Application Process:** Municipalities can no longer mandate pre-consultation for development applications. Further, municipalities will no longer be required to refund development application fees where a decision was not made within the statutory timeframe.

- 3) **Lapsing Timelines:** Municipalities can impose lapsing timelines (of minimum three years) on subdivision and site plan approvals. This would allow municipalities to reallocate servicing capacities to ready-to-build developments.
- 4) **Exemption for University Student Housing:** Public universities developing student housing are now exempt from *Planning Act* requirements.

Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025

Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, received Royal Assent on June 5, 2025, with the goal of accelerating development approvals and reducing municipal control over certain planning matters. The following changes are most relevant to the Official Plan Review:

- 1) **Limiting Complete Application Requirements:** Municipalities will only be able to require studies and materials identified in the Official Plan. The proposed regulation also prohibits municipalities from requiring certain technical studies, such as sun/shadow, wind, urban design, and lighting studies. Additionally, municipalities must accept certain information and materials prepared by prescribed professionals for the purposes of deeming an application complete.
- 2) **Permitting schools “as-of-right” in Urban Residential Areas:** Bill 17 mandates that Official Plans cannot prohibit elementary and secondary schools, or related ancillary uses such as child care centres, on lands designated for urban residential use.

These legislative amendments have introduced substantive and technical changes to the *Planning Act*, which will be part of the Official Plan Review.

Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026

Bill 98, the *Building Homes and Improving Transportation Infrastructure Act, 2026*, received Royal Assent on June 2, 2026, with the goal of accelerating housing and transportation infrastructure by speeding up planning approvals through changes in the planning process. The following changes are the most relevant to the Official Plan Review:

- 1) **Standardization of Official Plans:** Bill 98 introduced a prescribed structure for Official Plans, including a prescribed list of 12 land use designations. The goal of this amendment is to reduce processing delays in the approvals process and streamline housing. Municipalities such as the County of Lambton are required to update their Official Plan to comply with this standardized framework by the transition date of January 1, 2029. It should be noted, however, that this requirement is not yet in effect and will come into force on a day to be named by order of the Lieutenant Governor in Council.
- 2) **Climate Change:** Official Plans are no longer required to contain policies, goals, and objectives related to climate change. While Official Plans may continue to include policies related to climate change action, municipalities are no longer required to address climate change in their Official Plans.

Considerations for the County's Official Plan Review

- a) Ensure the plan continues to have regard for matters of provincial interest, including those outlined in Section 2 of the *Planning Act*.
- b) Review for consistency with policy statements issued under subsection 3(1) of the *Planning Act* – the Provincial Planning Statement (2024) – to be further addressed in the next section of this report.
- c) Ensure that the County's policies are consistent with policies introduced through the amendments to the *Planning Act*, including but not limited to Bill 109, Bill 23, Bill 185, Bill 17, Bill 97, and Bill 98 as they relate to the County level responsibilities.

3. Recommended Policy Directions

The Provincial Planning Statement (PPS), 2024 came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020. The PPS 2024 provides direction on key matters that are of provincial interest in Ontario. The policy direction must be implemented through municipal planning policies, such as the Lambton County Official Plan. All municipal planning decisions must be consistent with the PPS 2024.

Key policy changes in the PPS 2024 include the requirement to plan for a range and mix of land uses to meet projected needs 20-30 years in the future. Some planning matters, such as infrastructure and employment land needs can be planned beyond 30 years.

In addition, there is a strong focus on the provision of a wider range of housing options and, specifically, housing that is affordable to low and moderate income households. In addition, intensification is a key priority with direction for residential intensification in various forms, and transit-supportive developments.

Other significant updates include changes to the processes for settlement area boundary expansions, which can now occur at any time with due consideration for specific criteria related to need, infrastructure capacity, avoiding impacts on agricultural lands and operations and phased development. Additionally, an agricultural system approach is now required to be implemented to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity of the agri-food network.

These key policy changes in the PPS 2024 will be implemented through this County Official Plan review. The policy recommendations in the following section are organized by topics of specific importance to the County. Other policy changes are informed by recent County studies or initiatives to implement approved direction related to land use planning.

The Recommended Policy Directions are presented here as the starting point for identifying changes to policies. This section of the Policy Directions Report will review the current Official Plan by chapter outlining the general purpose of each chapter followed by the recommended policy directions presented in table format. Each table identifies the direction / policy number, provides existing policy wording, recommended policy and outlines the rationale for the change. The following are the reasons for policy changes:

Consistent	Policy change is as result of evolving Provincial policy and legislation.
Realign	Policy change is a result of goals, objectives and/or recommendations within completed County Plans, studies and initiatives.
Innovate	Policy is adapted or enhanced in response to new planning approaches and/or best practices.

Clarify	Policy is changed to clarify intent and/or fix grammatical errors.
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3.1. Agricultural Areas

3.1.1. Section Purpose

This section outlines policies regarding agriculture, which is primarily contained in Sections 4 of the County's Official Plan. Agricultural and associated practices are recognized as a significant contributor to the County's economy and form a unique way of life in Lambton. There is a particular recognition that the County contains prime agricultural lands, which are to be protected for long term conservation.

3.1.2. Summary Overview of Policy Changes

The following recommended policy directions for "Agricultural Areas" strengthen the County's commitment to protecting prime agricultural lands and supporting a resilient agricultural economy. The changes ensure consistency with the PPS by adopting updated definitions of "agricultural uses" and addressing additional residential dwellings in prime agricultural areas.

The policy directions integrate the Ministry of Agriculture, Food and Agribusiness' *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* (Publication 851), to be consistent with the PPS definition of "Agriculture-related uses". Policies also clarify conditions for residential uses, per provincial direction, since farming is the primary use in prime agricultural areas. The suggested revisions are consistent with PPS, which directs development be sustained by rural service levels, and establish restrictions on retained farmland to prevent inappropriate residential dwellings. Together, these changes provide clarity and align with provincial directions while ensuring the long-term protection and viability of the County's agricultural land base.

3.1.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
	SECTION 4 – AGRICULTURE	
Goals: To ensure the continued viability of the agricultural industry, including farms, on-farm diversified uses, farm related businesses, and rural communities and to ensure that uses that would conflict with agricultural activities are not established in farming areas. To prevent the loss of agricultural lands, to prevent the creation of competing and incompatible uses within prime agricultural areas, and to prevent farm fragmentation.	To maintain and enhance a continuous agricultural land base by adopting an agricultural systems approach that supports the long-term prosperity and productive capacity of agricultural lands and the agri-food network, while ensuring that negative impacts on agricultural land and uses are avoided. To ensure the continued viability long-term sustainability of the agricultural industry, including farms the County's agricultural land base, on-farm diversified uses, farm related businesses, and rural communities. and ‡To protect the County's agricultural land base and ensure agriculture is the predominant land use in prime agricultural and specialty crop areas. To ensure that non-agricultural uses that would conflict with agricultural activities are not established restricted and controlled in farming areas. To prevent the loss of agricultural lands, to prevent the creation of competing	Innovate This policy provides stronger language around the County's priority for Local Municipalities to protect agricultural lands and create policies that facilitate a strong, diverse and resilient agricultural economy.

Existing Policy	Recommended Policy	Rationale
	and incompatible uses within prime agricultural areas., and †To prevent protect prime agricultural areas and specialty crop areas from farm fragmentation. To provide for a limited amount of non-agricultural residential development on rural lands.	
4.1.6 The primary land use activity in the Agricultural Area will be agricultural uses of all sizes, types, and intensities. Agricultural uses include the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures including, but not limited to accessory farm dwellings, livestock facilities, manure storages, crop storage facilities, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.	The primary land use activity in the Agricultural Area will be agricultural uses of all sizes, types, and intensities. Agricultural uses include the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures including, but not limited to accessory farm dwellings, livestock facilities, manure storages, crop storage facilities, value-retaining facilities, and accommodation for full-time housing for farm labour when the size and nature of the operation requires additional employment.	Consistency This change is consistent with PPS (2024) definition for “Agricultural uses”.
4.1.8 Those agriculture-related uses that meet the following criteria should be considered accessory to normal	Those agriculture-related uses that meet the following criteria should be considered accessory to normal	Realign and Clarify This policy incorporates the Guidelines on Permitted Uses in

Existing Policy	Recommended Policy	Rationale
agricultural use and be permitted uses in local municipal agricultural zone designations: a) the use is operated by a farm operation, and the product or service offered to the farm operations in the area is required by the farm operation itself because of the nature of the agricultural uses conducted with that farm operation; b) the farm operation is not secondary to the use; c) the use will be compatible with and not hinder surrounding agricultural operations; d) a minimum of land is taken out of agricultural production; and e) the severance of such uses is prohibited.	agricultural use and be permitted uses in local municipal agricultural zone designations: a) the use is operated by a farm operation, and the product or service offered to the farm operations in the area is required by the farm operation itself because of the nature of the agricultural uses conducted with that farm operation; b) the farm operation is not secondary to the use; the use is secondary to the principal agricultural use of the property. c) the use will be compatible with and not hinder surrounding agricultural operations; d) a minimum of land is taken out of agricultural production; and e) the severance of such uses is prohibited. f) the use is consistent with and maintains the character of the agricultural area; g) the use does not generate potentially conflicting off-site impacts; h) the use provides appropriate separations from residential and other sensitive uses; i) the use does not require significant improvements to infrastructure;	Ontario's Prime Agricultural Areas (Publication 851, Ministry of Agriculture, Food and Agribusiness 2016) to align with the objectives and the definition of "Agriculture-related uses" in the PPS 2024.

Existing Policy	Recommended Policy	Rationale
4.1.11 Additional residential structures required for farm help necessary for the operation of the farm will be grouped with existing farm buildings. The severance of such dwellings will not be permitted.	j) the use complies with all other applicable provisions of this Plan. Additional residential structures required for farm help necessary for the operation of the farm will be grouped with existing farm buildings. The severance of such dwellings will not be permitted. Residential uses, including additional residential units, home industries and home-based businesses are permitted, provided the following policies are met: a) The dwelling complies with minimum distance separation formulae, b) The dwelling will be compatible with and not hinder surrounding agricultural operations; c) The lot is a legally existing lot-of-record, and d) The dwelling is accessory to an agricultural or agriculture-related use. e) Where an additional residential unit is located, the following policies shall apply: i. The additional residential unit shall be located within close proximity to the principal dwelling unit, which may include being located within an existing farm	Consistent This change is consistent with PPS (2024) 4.3.2.4 and 4.3.2.5 policies for permitting residential dwellings in prime agricultural areas. Innovate This policy enables the implementation of residential uses, such as additional residential units by providing conditions under which residential uses may be permitted in prime agricultural areas.

Existing Policy	Recommended Policy	Rationale
	building cluster, so as to cluster existing residential units and to prevent further negative impacts on surrounding farming operations. ii. Parking for an additional residential unit should be provided on the property containing the additional residential unit and provided in addition to the required parking spaces for the principal dwelling. iii. An additional residential unit shall ensure safe and unobstructed access from the municipal right-of-way to the satisfaction of local emergency services providers.	
4.1.13 On-farm diversified uses will be strongly encouraged in order to provide farmers greater opportunity to obtain additional sources of income and to promote entrepreneurship, innovation, and business incubation. Such uses will include home occupations, home-industries, agri-tourism, and uses that produce value-added agricultural products from the farm operation. Such uses are to be addressed in local official plans and zoning by-laws, and municipalities are encouraged to control their operation	4.1.13 On-farm diversified uses will be strongly encouraged in order to provide farmers greater opportunity to obtain additional sources of income and to promote entrepreneurship, innovation, and business incubation. Such uses will include home occupations, home-industries, agri-tourism, and uses that produce value-added agricultural products from the farm operation. Such uses are to be addressed in local official plans and zoning by-laws, and municipalities are encouraged to control	Consistent This change is consistent with PPS (2024) 2.6.2 policy that supports development that can be sustained by rural services levels.

Existing Policy	Recommended Policy	Rationale
through policies which deal with the following:	their operation through policies which deal with the following:	
a) the protection of the rural character and the long-term agricultural viability of the site and area; b) the types and scale of the uses that are permitted, especially for uses not directly related to agriculture; c) the need to ensure that the activity is limited in area and secondary to the main farm operation or residence; d) the need to ensure the use will be compatible with and not hinder surrounding agricultural operations; e) the desirability of ensuring that these lands should remain in the agricultural official plan designation; f) where the activity is to be permitted on the property; g) the criteria under which the activity will be allowed to expand or required to relocate to appropriate commercial or industrial areas; h) the need to ensure that the area occupied by the activity will not be severed from the existing lot; i) requiring size limits, separations from sensitive uses, and other appropriate restrictions in the local zoning by-law; and, j) other matters of local interest.	a) the protection of the rural character and the long-term agricultural viability of the site and area; b) the types and scale of the uses that are permitted, especially for uses not directly related to agriculture; c) the need to ensure that the activity is limited in area and secondary to the main farm operation or residence; d) the need to ensure the use will be compatible with and not hinder surrounding agricultural operations; e) the desirability of ensuring that these lands should remain in the agricultural official plan designation; f) where the activity is to be permitted on the property; g) the criteria under which the activity will be allowed to expand or required to relocate to appropriate commercial or industrial areas; h) the need to ensure that the area occupied by the activity will not be severed from the existing lot; i) requiring size limits, separations from sensitive uses, and other appropriate restrictions in the local zoning by-law; and,	

Existing Policy	Recommended Policy	Rationale
NEW POLICY	j) the use is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private sewage treatment systems; k) the use does not require significant improvements to infrastructure; l) other matters of local interest. 4.1.XX Local Municipalities shall include policies in their Official Plans that address measures to avoid, minimize or mitigate impacts of non-agricultural development on agricultural operations and the Agricultural System. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the County of Lambton. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.	Consistent This new policy strengthens the protection of agricultural operations and the Agricultural System by ensuring that potential impacts from non-agricultural development are properly addressed, in accordance with PPS 4.3.5.2.
	4.1.XX New non-agricultural uses should not be located in prime agricultural areas, except those specifically permitted within the Agricultural Area designation. Pending	Innovate This policy reinforces the protection of prime agricultural areas and specialty crop areas by restricting new non-agricultural

Existing Policy	Recommended Policy	Rationale
4.1.23 In implementing the Agricultural policies of this Plan, local municipalities should have regard for the province's <i>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</i>, especially respecting agriculture-related uses, on-farm diversified uses, and agri-tourism uses. 4.2.1 Severances to permit the creation of residential lots in Agricultural Areas may only be permitted if: a) the proposed residential lot contains a residence surplus to a farming operation, meaning an existing habitable farm dwelling that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation);. b) the construction of a dwelling is prohibited on the retained farm parcel; and c) the proposed lot is located at the required MDS I setbacks from all	the completion of a specialty crop area study, non-agricultural uses shall also not be located in specialty crop areas. Non-agricultural uses must comply with the Province's Minimum Distance Separation formulae, as amended from time to time. In implementing the Agricultural policies of this Plan, local municipalities should have regard for the province's <i>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</i>, especially respecting agricultural uses, agriculture-related uses, on-farm diversified uses, and agri-tourism uses. Severances to permit the creation of residential lots in Agricultural Areas, may only be permitted if: a) the proposed residential lot contains a residence surplus to a farming an agricultural operation, meaning an existing habitable farm dwelling that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation);. b) the construction of new dwellings and additional residential units is prohibited on the retained farm parcel through the applicable implementation by-law;	uses that would undermine the long-term viability of farmland. Clarify This policy includes the reference to "agricultural uses" in accordance with the guidelines contained in Publication 851, <i>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</i> Consistency This change is consistent with PPS (2024) 4.3.3.1 c)1. and 2., that place appropriate restrictions on the retained farmland to prevent residential dwellings.

Existing Policy	Recommended Policy	Rationale
livestock facilities whether or not already located on a separate lot from each other. A local municipality's official plan may impose more restrictive conditions for the creation of residential lots in Agricultural Areas or prohibit their creation altogether in defined parts or all of the Agricultural Area. Local municipalities are discouraged from altering their surplus residence policy except at the time of a 5-year review of the local official plan.	c) the proposed lot is located at the required MDS I setbacks from all livestock facilities whether or not already located on a separate lot from each other; and, d) The lot size will be limited to a minimum size needed to accommodate the use and expected current and future needs with respect to water supply and sewage disposal, and to protect designated vulnerable groundwater and surface water features and their hydrologic functions, as determined through a hydrogeological study. A local municipality's official plan may impose more restrictive conditions for the creation of residential lots in Agricultural Areas or prohibit their creation altogether in defined parts or all of the Agricultural Area. Local municipalities are discouraged from altering their surplus residence policy except at the time of a 5-year review of the local official plan.	

3.2. Settlement Area Reviews and County/Local Municipality Responsibility

3.2.1. Section Purpose

This section outlines policies regarding Settlement Areas and the responsibilities of the County and Local Municipalities. Sections 3.1, 3.2, 3.3, 3.9, 3.11 of the County's Official Plan contains the relevant policies. It is the intent of the County Official Plan to direct the majority of growth to urban areas. Local municipal Official Plans are to define urban boundaries in a manner that is consistent with the County's growth strategy.

3.2.2. Summary Overview of Policy Changes

The recommended policy directions update the growth management framework to ensure consistency with the PPS 2024 and the County's long-term growth objectives. Policies extend the planning horizon to 2051 in accordance with PPS Section 2.1.3, which requires municipalities to plan for a minimum 20-year period, and not more than 30 years, and align growth forecasts with PPS 2.1.1 (the Ministry of Finance forecasts to 2051).

Updated policies also reflect the PPS emphasis on efficient, compact development, the provision of a full range of housing options, and the creation of walkable, transit-supportive and complete communities. The revisions suggest reorganization of policies for Urban Centres and Urban Settlements to provide clarity for where the majority of growth will occur, while limiting development in Secondary Settlements. Policies for Secondary Settlements are revised to prioritize infill and redevelopment, while respecting historic patterns, and ensuring any intensification is supported by full municipal services and cost-effective infrastructure.

Additional updates direct Local Municipalities to plan in accordance with the County's population, housing, and employment forecasts to 2051, and to align land needs with efficient densities that minimize agricultural land conversion. Policies also encourage redevelopment of brownfield and greyfield sites, promote active transportation, and support accessibility and equitable participation by all residents. Lastly, the revised wording incorporates PPS definitions of "housing options" by supporting a wide range of additional residential units, including tiny homes, laneway housing, garden suites, and rooming houses.

3.2.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
SECTION 3 – COUNTY DEVELOPMENT AND GROWTH		
<i>The County has produced population projections to the year 2031 based on 2011 and earlier Census data. The projections take into consideration current age distribution and growth trends in various age groupings. Some municipalities, including the City of Sarnia show potential for growth; however, towards the end of the planning horizon, the aging of the baby-boomer population is expected to contribute to some degree of population decline for most local municipalities and the County as a whole.</i> <i>The following Table summarizes the projected 2031 populations for each municipality anticipated by this Plan, given as a range of likely to potential populations based on historic trends. The average yearly number of building permits anticipated/allocated by this Plan for new dwelling unit construction is also provided.</i>	<i>The County has produced population projections to the year 2031 2051 based on 2011 and earlier 2016 and 2021 Census data. The projections take into consideration current age distribution and growth trends in various age groupings. Some municipalities, including the City of Sarnia show potential for growth; however, towards the end of the planning horizon, the aging of the baby-boomer population is expected to contribute to some degree of population decline for most local municipalities and the County as a whole.</i> <i>The following Table summarizes the projected 2031 populations for each municipality anticipated by this Plan, given as a range of likely to potential populations based on historic trends. The average yearly number of building permits anticipated/allocated by this Plan for new dwelling unit construction is also provided.</i> <i>The tables below present the projected 2051 population, dwelling units, and employment figures for each municipality as anticipated by this Plan.</i>	Clarify This revision reflects the current values captures in the population, dwelling and employment projections.

Existing Policy	Recommended Policy	Rationale
<i>*The Lambton County population projections figures do not include Census "Indian Reserve" populations, which added another 3604 to the actual County population in the 2006 Census.</i> <i>A workforce of 55,000 is projected for 2031. Average retirement age and workforce participation rates among seniors are both anticipated to increase as the baby-boomer population ages and the proportion of the population made up of seniors increases.</i> <i>Given that projections are influenced by many factors, caution should be exercised in applying this information.</i> <i>Demand for new housing units has continued despite recent trends in population growth. Decline in average household sizes has been a major contributor. A better understanding and monitoring of average household size, age distribution, and related demographics is needed to predict how potential population decline, a changing</i>	Delete the current table projected for 2031 and replace with Exhibit 3, Exhibit 4 and Exhibit 5, provided at the end of this report. <i>*The Lambton County population projections figures do not include Census "Indian Reserve" populations, which added another 3604 3,333 to the actual County population in the 2006-2016 Census.</i> <i>A workforce of 55,000 is projected for 2031. Average retirement age and workforce participation rates among seniors are both anticipated to increase as the baby-boomer population ages and the proportion of the population made up of seniors increases.</i> <i>Given that projections are influenced by many factors, caution should be exercised in applying this information.</i> <i>Demand for new housing units has continued despite recent trends in population growth. Decline in average household sizes has been a major contributor. A better understanding and monitoring of average household size, age distribution, and related demographics is needed to predict how potential population decline, a changing age distribution, and an established housing supply will interact.</i>	Clarify This revision provides updated projection tables for population, dwelling and employment up to 2051. Clarify This revision reflects the current values captures in the population projections up to the year 2051 and clarifies that the First Nations Reserve numbers are not included.

Existing Policy	Recommended Policy	Rationale																																							
age distribution, and an established housing supply will interact. [...]	[...]																																								
SECTION 3.1 – ANTICIPATING GROWTH																																									
Table in Section 3 Introduction	Delete Table in Section 3 Introduction and replace with Figure 4.5 from the Land Needs Assessment (see Total Housing Demand Table at the end of this report).	Consistent The updated table ensures consistency with the Land Needs Assessment prepared by Parcel Economics Inc., from Figure 4.5, which identifies the total housing demand by type for each municipality during the 30-year planning period.																																							
<table border="1"> <thead> <tr> <th>Municipality</th><th>Dwellings Allocated Annually</th><th>Projected 2031 Population</th></tr> </thead> <tbody> <tr> <td>Brooke-Alvinston</td><td>5</td><td>2028 to 2581</td></tr> <tr> <td>Dawn-Euphemia</td><td>5</td><td>1505 to 1963</td></tr> <tr> <td>Enniskillen</td><td>7</td><td>2099 to 2714</td></tr> <tr> <td>Lambton Shores</td><td>50</td><td>9307 to 11,595</td></tr> <tr> <td>Oil Springs</td><td>5</td><td>549 to 808</td></tr> <tr> <td>Petrolia</td><td>36</td><td>6410 to 7372</td></tr> <tr> <td>Plympton-Wyoming</td><td>42</td><td>6846 to 7830</td></tr> <tr> <td>Point Edward</td><td>5</td><td>1529 to 2058</td></tr> <tr> <td>Sarnia</td><td>230</td><td>66,005 to 74,045</td></tr> <tr> <td>St. Clair</td><td>55</td><td>12,536 to 13,876</td></tr> <tr> <td>Warwick</td><td>10</td><td>2945 to 3579</td></tr> <tr> <td>Lambton County*</td><td>449</td><td>111,367 to 122,162</td></tr> </tbody> </table>	Municipality	Dwellings Allocated Annually	Projected 2031 Population	Brooke-Alvinston	5	2028 to 2581	Dawn-Euphemia	5	1505 to 1963	Enniskillen	7	2099 to 2714	Lambton Shores	50	9307 to 11,595	Oil Springs	5	549 to 808	Petrolia	36	6410 to 7372	Plympton-Wyoming	42	6846 to 7830	Point Edward	5	1529 to 2058	Sarnia	230	66,005 to 74,045	St. Clair	55	12,536 to 13,876	Warwick	10	2945 to 3579	Lambton County*	449	111,367 to 122,162		
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Existing Policy	Recommended Policy	Rationale
Goal: To ensure that planning for growth, including the designation of land and the provision and development of infrastructure and public service facilities, is based on sound planning principles.	To ensure that planning for growth, housing and jobs in Lambton County is in keeping with the growth projections to 2051 as set out in Exhibit 3 Population of Lambton County by Constituent Census Sub-Division (CSD), Projected 2026 to 2051 To work with Local Municipalities to accommodate projected growth, including the designation of land and the provision and development of infrastructure and public service facilities, is based on sound planning principles.	Consistency This recommendation will capture the growth forecast, consistent with PPS (2024) 2.1.1.
3.1.5 The County of Lambton has adopted population, housing and employment projections for the planning period to 2031. The projections will be used to calculate sewer and water capacity needs, and to determine housing needs and corresponding land requirements. The projections can be used as a basis for other service and program planning within the County, and by industry and business to guide investment decisions.	The County of Lambton has adopted population, housing and employment projections for the planning period to 205131. The projections will be used to calculate sewer and water capacity needs, and to determine housing needs and corresponding land requirements. The projections can be used as a basis for other service and program planning within the County, and by industry and business to guide investment decisions.	Realign This revision updates the end of the planning period from “2031” to “2051”, consistent with PPS (2024) 2.1.3, which requires municipalities to plan for a minimum of 20-year time frame.
3.1.8 Municipalities may designate up to a 20 year supply of employment lands, based on projected land needs, which provide for an appropriate mix and range of employment opportunities.	Local Municipalities mayshall designate up toat least a 20-year supply of employment lands, based on projected land needs, which provide for an appropriate mix and range of employment opportunities.	Consistency This policy revision is consistent with PPS (2024) 2.1.3, which requires municipalities to plan for a

Existing Policy	Recommended Policy	Rationale
Goal: To provide direction for growth in Lambton County in order to strengthen communities, minimize costs, stimulate economic growth, and protect resources and natural heritage areas for their economic and environmental benefits.	SECTION 3.2 - GROWTH STRATEGY To provide direction for growth that takes place in a sustainable manner and contributes to the long-term financial, social and environmental well-being of in-Lambton County and its constituent Local Municipalities. in order to strengthen communities, minimize costs, stimulate economic growth, and protect resources and natural heritage areas for their economic and environmental benefits. To plan for densities and housing types that achieve a broader range of housing options for all household sizes, including affordable and market-based housing; and To plan for intensification with efficient use of existing land, infrastructure and services that supports the creation of more affordable rental and ownership housing; walkable, bikeable, and transit-ready mainstreets, districts and corridors; and mixed income neighbourhoods; To ensure the efficient use of land and optimize supply of land in settlement areas, and minimize the use and conversion of agricultural land for urban purposes;	minimum of 20-year time frame. Innovate This change is in response to updated PPS (2024) policies related to promoting a broader range of housing options through efficient use of land, infrastructure, and services, with an emphasis on affordability, intensification, and complete communities. The policy direction for this section also supports walkable, transit-ready neighbourhoods while minimizing the conversion of agricultural land for urban purposes.

Existing Policy	Recommended Policy	Rationale
3.2.2 Urban Centres contain a wide variety of residential, institutional, commercial, and industrial lands uses and cultural nodes including major public service facilities and a variety of major employers. This category of settlement offers residents most daily necessities and many other services. The travelling public, tourists, and/or residents of other settlements and surrounding agricultural areas regularly rely on the settlement to obtain the necessities and services provided. Development within Urban Centres will occur on full municipal services, except in substantially built up areas where full services are not practical or feasible, in which case very limited development may occur on municipal water and private septic systems subject to the conditions contained in Section 3.2.6. 3.2.3 Urban Settlements are settlements where it is the goal of this Plan to strengthen and/or develop land uses, services, and functions similar to Urban Centres although to a lesser scale and variety. This Plan seeks to support and improve Urban Settlements' role in providing necessities and services to surrounding settlements and agricultural areas. Development within Urban	Urban Centres and Urban Settlements are characterized by: a) A broad mix of and the highest concentration of residential, institutional, commercial, and industrial land uses and services intended to meet the daily needs of residents is provided. Urban Settlements function similar to Urban Centres although to a lesser scale and variety. b) Full municipal servicing is provided/expected, except in substantially built up areas where full services are not practical or feasible, in which case very limited development may occur with municipal water and private or communal septic systems subject to the conditions contained in Section 3.2.6. Urban Settlements without municipal sanitary services are Ipperwash, Port Franks, and the corridor between Port Franks and Grand Bend; development in these three settlements will be subject to the conditions contained in Section 3.2.6.	Clarify The recommended wording merges the policies for Urban Centres and Urban Settlements since the majority of the growth is directed to these designations. The update reorganizes them to provide clearer direction and reduce repetition.

Existing Policy	Recommended Policy	Rationale
Settlements with municipal water and sanitary services will occur on full municipal services, except in substantially built up areas where full services are not practical or feasible, in which case very limited development may occur with municipal water and private septic systems subject to the conditions contained in Section 3.2.6. Urban Settlements without municipal sanitary services are Ipperwash, Port Franks, and the corridor between Port Franks and Grand Bend; development in these three settlements will be subject to the conditions contained in Section 3.2.6.	3.2.X Development in Urban Centres and Urban Settlements will integrate land use planning, fiscal planning, and infrastructure planning to responsibly manage projected growth and to support: a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs. b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods. c) Implementation of infrastructure master plans for planned growth, including a financial strategy to implement the infrastructure master plans.	Consistent This new policy directs development in Urban Centres and Urban Settlements by promoting diverse housing options and gentle density that is supported by infrastructure plans, to be consistent with PPS 2.2.1.

NEW POLICY

Existing Policy	Recommended Policy	Rationale
NEW POLICY	d) Asset Management Plans. 3.2.X Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan for Urban Centres and Urban Settlements to achieve complete communities.	Consistent This new policy is consistent with PPS 2.1.6 a), which requires and uses in Urban Centres and Urban Settlements to support the achievement of complete communities.
NEW POLICY	3.2.X Residential intensification shall be provided in every Urban Centre and Urban Settlement Area.	Innovate This is a new policy that explicitly directs and requires residential intensification to urban areas, which signifies the County's commitment to intensified development in built-up areas.
3.2.4 Secondary Settlements are existing built-up areas that are not to be focuses of growth. This is due to partial servicing, a limited variety of lands uses, and/or proximity to Urban Centres or Settlements that are to be focuses of growth. This is despite the possibility that the Secondary Settlement may have a variety of existing or planned uses or services or contain cultural nodes. Development in Secondary Settlements will be limited to infilling and minor rounding out of existing development within the boundaries of the existing	Secondary Settlements are existing built-up areas that are not to be focuses of growth. This is due to partial servicing, a limited variety of lands uses, and/or proximity to Urban Centres or Urban Settlements that are to be focuses of growth. This is despite the possibility that the Secondary Settlement may have a variety of existing or planned uses or services or contain cultural nodes. Development in Secondary Settlements will be limited to:	Clarify The recommended updates reorganize the Secondary Settlement policy to provide clearer direction on permissions for new development and their dependence on municipal infrastructure.

Existing Policy	Recommended Policy	Rationale
designations. In Secondary Settlements without full services or where full services are not practical or feasible, development may occur with municipal water and private septic systems subject to the conditions contained in Section 3.2.6.	infilling and minor rounding out of existing development within the boundaries of the existing designations. a) Full municipal piped sanitary sewer servicing may be provided; however, partial municipal servicing is more common. In Secondary Settlements without full services or where full services are not practical or feasible, development may occur with municipal water and private or communal septic systems subject to the conditions contained in Section 3.2.6. b) New development will be permitted within the boundaries of the Secondary Settlements provided such development is consistent with the Provincial Planning Statement and conforms with the policies of this Plan and the policies of the local Official Plan.	
3.2.6 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: a) development must be limited to infilling, minor rounding out of	3.2.6 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: 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;	Clarify This clarifies that Local Municipalities must support communal sewage systems in order for them to be permitted within Urban Centres, Urban Settlements, or Secondary Settlements.

Existing Policy	Recommended Policy	Rationale
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; 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. NEW POLICY	b) site conditions must be suitable for the long-term provision of such services with no negative impacts; 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. Notwithstanding the above, communal sewage systems shall only be permitted where supported by the Local Municipality. 3.2.X Secondary Settlements, or portions thereof, that generally contain or are planned for non-employment uses, are subject to the following additional policies: a) They shall not be the focus of growth or public or private investment in a municipality, and they should, at most, retain their existing historic development patterns. In the interest of clarity, the County Official Plan permits growth and investment in these Secondary Settlements, provided the Urban Centres and Urban Settlement Area(s) in the municipality remain the focus of growth. b) New development will generally be limited to infilling, redevelopment on existing lots	Clarify and Consistent This new policy clarifies the direction for growth to Urban Centres and Urban Settlement Areas while limiting development in Secondary Settlements. It provides clarity by confirming that growth may occur in Secondary Settlements, but only in a manner that respects historic development patterns (PPS 2.5.3), prioritizes infilling and redevelopment (PPS 3.6.6), and ensures residential intensification is supported by

Existing Policy	Recommended Policy	Rationale
	of records, and limited residential intensification. c) Residential intensification, outside of infilling, shall only occur on full municipal sewage services and municipal water services.	full municipal services (PPS 2.3.1.3).
NEW POLICY	3.2.X Secondary Settlements, or portions thereof, that generally consist of employment uses are subject to the following additional policies: a) Cost effective development patterns, and those which reduce servicing costs, are encouraged. b) Land use patterns which may be detrimental to the environment, to agricultural lands, and to the conservation of cultural heritage resources or public health and safety shall be avoided. c) New development shall not have a negative impact on traffic movement, turning movement or the overall function of a Provincial Highway or County Road. d) New development on private or partial sewage services and water services shall generally be limited to light industrial uses, if permitted by the policies of the local Official Plan and shall be consistent with all applicable provincial policies and regulations that apply to such development.	Consistent This new policy ensures that Secondary Settlements with employment uses follow cost-effective and environmentally responsible development patterns (PPS 2.8.1.1 d)), avoid negative impacts on agriculture, cultural heritage, public health and safety, and transportation systems (PPS 3.3.3), and rely on appropriate servicing and phasing.

Existing Policy	Recommended Policy	Rationale
3.2.11 Development in Urban Centres, Urban and Secondary Settlements, and the Agricultural Area will promote an efficient and compact land use pattern to minimize land consumption, control infrastructure costs, and limit non-farm growth pressure in Agricultural Areas. NEW POLICY	e) Local Official Plan policies will ensure the orderly and appropriate development of these areas, and where necessary will utilize phasing to ensure that development is timed to coincide with the availability of required infrastructure and servicing. Development in Urban Centres, Urban and Secondary Settlements, and the Agricultural Area will shall promote an efficient and compact land use pattern to that minimizes land consumption, and controls infrastructure costs. This form of development is preferred county-wide. and Land use patterns that create—limit non-farm growth pressure in Agricultural Areas, or that are detrimental to the environment, cultural heritage resources or public health and safety, shall be avoided. 3.2.X This Plan encourages the redevelopment of brownfield and greyfield properties subject to Section 3.10 of this Plan.	Consistent This revision is consistent with PPS policies by emphasizing efficient, compact land use patterns as the preferred form of development (PPS 2.3.1.2), and by protecting the environment, cultural heritage resources, public health, and safety (PPS 6.2.1). Consistent This new policy is consistent with the PPS by encouraging the reuse of brownfield and greyfield properties. According to the PPS, “Greyfield” is “<i>the expansion or conversion of existing buildings</i>”, while “Brownfield sites” “<i>means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively,</i>

Existing Policy	Recommended Policy	Rationale
NEW POLICY	3.2.X This Plan supports universal accessibility in the built environment and encourages the building industry to incorporate such features into new structures that support potential for all residents to equitably participate in the community.	<i>former industrial or commercial properties that may be underutilized, derelict or vacant”.</i> Consistent This new policy is consistent with PPS 2.1.6 b) which supports improving accessibility for people of all ages and abilities and promoting equitable participation by all residents in the community.
NEW POLICY	3.2.X Urban Centres and Urban Settlements shall be designed to be walkable communities with densities, land uses, road patterns and built forms that can support active transportation and public transit.	Consistent This new policy is consistent with PPS 2.3.1.2 c) and d) which supports active transportation and transit-supportive settlement areas. This policy guides the design of Urban Centres and Urban Settlements to be planned as walkable communities.
NEW POLICY	SECTION 3.3 – LOCAL PLANNING 3.3.X Local Municipalities shall plan to accommodate the population, housing unit and employment allocations in Table X in local municipal Official Plans and use the allocations to determine the location and capacity of local infrastructure, public service facilities, and related programs and services to 2051.	Realign and Clarify This new policy provides clarity by requiring Local Municipalities to plan in accordance with the population, housing, and employment allocations to 2051.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	3.3.X Local Municipalities shall utilize the policies on intensification, the projected greenfield densities, and the housing mix policies of this Plan in updating their Official Plans and Zoning By-laws.	Realign This policy requires local Official Plans to align with the County's growth framework by implementing intensification targets, density requirements and housing mix policies.
NEW POLICY	Local Municipalities shall plan for the following Settlement expansions in their growth planning. Based on work that has been completed as part of this Official Plan, the following settlement expansions are required at this time: a) 110.5 hectares of additional lands for new housing in the City of Sarnia b) 74.6 hectares of additional lands for new housing in the Township of St. Clair. c) 11.2 hectares of additional lands for new housing in Enniskillen Township. Settlement expansions in Enniskillen Township shall only occur at the time that servicing capacity is planned to service the forecasted additional lands in the Township. The County, in consultation with Local Municipalities shall review these settlement expansion requirements every five years and revise these land requirements as necessary	Realign This policy requires local Official Plans to align with the County's growth framework by directing municipalities to incorporate identified settlement area expansions into their growth planning.

Existing Policy	Recommended Policy	Rationale
3.3.2 Development in Secondary Settlements will be limited to infilling and minor rounding out of existing development. A limited amount of institutional, commercial and industrial development may be permitted, subject to the policies of this Plan. NEW POLICY	based on changing demographic and economic circumstances. Delete.	Clarify This policy is recommended for deletion, as this wording is included within the new policy under Section 3.2.
NEW POLICY	3.3.X Local municipal Official Plans are to establish land requirement needs based on the provision of sufficient land for industrial, commercial, residential, recreational, open space and institutional uses to promote employment opportunities and for an appropriate range and mix of housing, to accommodate projected growth to a horizon of 2051. Residential growth projections for Local Municipalities are to be in accordance with the population and housing projections contained within this Plan, as well as the intensification, greenfield density, and housing mix policies. 3.3.X Local Municipal Official Plans are to implement land requirement needs based on densities which meet the following: a) Efficient use of land, resources, infrastructure and public service facilities. b) Avoid the need for unnecessary and/or uneconomical expansion of infrastructure, and the unnecessary conversion of agricultural land for urban purposes.	Consistent This policy is consistent with PPS 2.1.3 by requiring Local Municipal Official Plans to provide land needs using a mix of land uses and housing options to accommodate projected growth over a minimum 20-year horizon. Consistent This new policy is consistent with PPS 2.3.1.2 by directing Local Municipal Official Plans to establish land needs based on efficient densities that optimize infrastructure and support transit-oriented growth. It provides clarity on

Existing Policy	Recommended Policy	Rationale						
	c) Support the use of public transit where available, or the extension of such services where it can be provided in future. d) Are appropriate for the type of sewage and water systems that are planned or available.	ensuring land requirement needs minimize agricultural land conversion and promote fiscally responsible development.						
NEW POLICY	3.3.X The County shall work with Local Municipalities to implement integration of gentle density and a mix and range of housing options within Urban Centres and Settlement Areas, where locally appropriate, through redevelopment of existing neighbourhoods.	Consistent PPS 2024 supports a wide range of additional residential units under the definition of “housing options,” including tiny homes, laneway housing, garden suites, and rooming houses. This new policy is consistent with the PPS by supporting redevelopment of existing neighbourhoods in a way that provides greater housing choice while respecting local context.						
NEW POLICY	3.3.X An intensification target is set in the built-up areas of for each municipality based on the Land Needs Assessment (September 2025). <table><thead><tr><th>Municipality</th><th>Intensification Rate</th></tr></thead><tbody><tr><td>Brooke-Alvinston</td><td>15%</td></tr><tr><td>Dawn-Euphemia</td><td>0%</td></tr></tbody></table>	Municipality	Intensification Rate	Brooke-Alvinston	15%	Dawn-Euphemia	0%	Realign This policy requires local Official Plans to align with the County’s growth framework by implementing the intensification targets based on the Land Needs Assessment.
Municipality	Intensification Rate							
Brooke-Alvinston	15%							
Dawn-Euphemia	0%							

Existing Policy	Recommended Policy	Rationale
	Enniskillen 5%	
	Lambton Shores 5%	
	Oil Springs 15%	
	Petrolia 5%	
	Plympton-Wyoming 10%	
	Point Edward 100%	
	Sarnia 45%	
	St. Clair 10%	
	Warwick 10%	
	Lambton County 27%	
NEW POLICY	3.3.X Intensification strategies shall be prepared as part of all local municipal Official Plans and Secondary Plans, and be implemented through Zoning Bylaws, Community Improvement Plans and other supporting documents. Updates to local municipal Official Plans shall include an intensification strategy that: a) identifies the importance of complete communities and ensuring community services are provided to support intensification generally and intensification areas specifically;	Innovate This is a new policy that requires local municipalities to prepare intensification strategies with considerations for development standards, built form design and scale, mix of land-uses, and more. This policy further requires local municipalities to update their zoning by-law by pre-zoning sites for intensification within one year of adoption the intensification strategy. This

Existing Policy	Recommended Policy	Rationale
	b) provides development standards to support the achievement of complete communities, permit and facilitate a compact built form and all forms of intensification throughout the built-up area, and avoid or mitigate risks to public health and safety; c) includes intensification targets and strategies for areas with full services; d) identifies the location and boundaries of local growth centres and mixed use corridors, that are considered priority areas for development and intensification; e) provides strategies to achieve higher densities than what currently exist; f) identifies an appropriate design and scale of development and the transition of built forms to adjacent areas; g) provides a diverse mix of land uses at densities that support existing or planned public transit and active transportation infrastructure; h) supports the provision of affordable housing for both ownership and rental forms of housing; i) revitalizes and, where appropriate, conserves cultural heritage resources in areas that reflect local heritage, character, and streetscapes;	directive presents a strong commitment from the County to streamline development, facilitate intensification, and deliver more housing in a comprehensive manner that considers built form, cultural heritage, public transit, housing affordability, and servicing.

Existing Policy	Recommended Policy	Rationale
	j) identifies other major opportunities for intensification, such as infill, redevelopment, brownfields, and the expansion or conversion of existing buildings and greyfield sites; k) identifies the timing and efficient provision of municipal water and wastewater systems/services and their fiscal impacts on the local municipality; and, l) identifies updates to the local municipality's Zoning By-law to pre-zone sites for intensification which shall be implemented within one year of adoption of the intensification strategy.	

3.3. Housing

3.3.1. Section Purpose

This section outlines policies regarding housing and residential development, which are primarily contained in Sections 2.3 and 2.4 of the County's Official Plan. These sections fall under the broader Section 2, which outlines the various factors that contribute to a high quality of life in the County, such as stable and well-maintained housing that is affordable to residents. Section 2.3 contains policies regarding housing supply, residential intensification, and housing types and Section 2.4 contains policies specific to affordable housing.

3.3.2. Summary Overview of Policy Changes

The recommended policy directions represent changes to existing policies and new policies that respond to updated provincial legislation and the County's updated growth forecasts. Specifically, policy directions ensure consistency with the *Planning Act* and the Provincial Planning Statement 2024, and integrate the findings of the Land Supply Analysis and the County's Housing and Homeless Plan 2020-2024. The County of Lambton Council has identified the affordable and supportive housing crisis as a top priority for residents. Policies strengthen the County's commitment to facilitating housing development that is compatible with the community by reducing regulatory barriers, streamlining development, supporting innovative approaches to housing, and more.

3.3.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
	SECTION 2.3 – HOUSING	
Goals: To ensure an active, healthy housing market that is able to provide a range of quality housing suitable to the needs and desires of the residents of Lambton County. To ensure new housing development does not detract from the viability of existing built-up areas.	Goals: To ensure an active, healthy housing market that is able to provide an appropriate range and mix of quality housing options and densities for all ages and abilities suitable to the needs and desires of the current and future residents of Lambton County. To ensure new housing development does not detract from the viability of existing built-up areas. To promote densities which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. To support residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment. To prioritize increasing the supply of affordable, attainable, and supportive housing.	Consistent This change is consistent with PPS (2024) 2.2.1 regarding planning for an appropriate range and mix of housing options and densities, including supporting greater densities and residential intensification.

Existing Policy	Recommended Policy	Rationale
2.3.1 An adequate supply of housing will be ensured by: a) maintaining the ability to accommodate residential growth for a minimum of 10 years through intensification and redevelopment, and if necessary, lands designated for residential development; and, b) maintaining a minimum 3 year supply of residential units available through lands available for intensification and redevelopment and draft approved and/or registered plans.	To support innovative housing strategies that increase the supply of, and access to, housing. 2.3.1 The County shall support intensification and redevelopment to support the achievement of complete communities. Local municipalities shall ensure an adequate supply of housing with a range and mix of housing types and densities will be ensured by: a) maintaining the ability to accommodate residential growth for a minimum of 10 15 years through intensification and redevelopment, and if necessary, lands designated for residential development; and, b) maintaining a minimum 3-year supply of residential units with servicing capacity available through lands suitably zoned available for intensification and redevelopment, including units in and—draft approved and/or registered plans.	Consistent This change is consistent with PPS (2024) 2.1.4 and 2.3.1.3 regarding residential intensification to support the achievement of complete communities and an appropriate range and mix of housing options and densities.
2.3.2 The County encourages the construction of an adequate supply of dwelling units to meet the needs of the local housing market. This is expected to	2.3.2 The County encourages the construction of an adequate supply of dwelling units to meet the needs of the local housing market. The number of dwelling units over the 2021 to 2051	Consistent This change is consistent with PPS (2024) 2.1.5 and the results of the Land Supply Analysis

Existing Policy	Recommended Policy	Rationale
average 449 dwelling units per year in the beginning portion of the planning period.	planning period is forecasted to total 12,824 dwelling units across the County. This is expected to average 449 dwelling units per year in the beginning portion of the planning period.	findings, which outlines the total number of forecasted dwelling units across the County between 2021 to 2051.
2.3.10 Residential developments, including proposals that would result in the creation of affordable housing will be located to have access to community services and facilities including public transit facilities where available, and should be in proximity to downtown hubs and cultural nodes when possible.	2.3.10 Intensification and infill Residential developments, including proposals that would result in the creation of affordable housing, shall will be prioritized in downtown mainstreets, commercial areas, and in locations with located to have access to community services and facilities and including existing or planned public transit facilities where available, and should be in proximity to downtown hubs and cultural nodes when possible.	Consistent This policy is consistent with PPS (2024) 2.4.3.1 regarding intensification adjacent to frequent transit corridors. Innovate In addition to the above, this policy prioritizes intensification and infill, creating a strong connection between greater density and housing supply, compact and mixed-use communities, and transportation planning.
2.3.12 Local municipalities are encouraged to provide opportunities for the intensification of housing. Techniques may include permitting second units in existing dwellings or detached accessory buildings, encouraging the creation of infill lots, directing housing to vacant lots in existing residential areas, the conversion of existing buildings for residential purposes, redevelopment of sites not	2.3.12 It is the goal of this Plan that 27% of the new housing units provided in the County be provided through intensification and redevelopment. Local municipalities shall support are encouraged to provide opportunities for the intensification by: of housing. a) Techniques may include Permitting up to two (2) additional	Consistent This change is consistent with PPS (2024) 2.3.1.3 and 2.3.1.4 regarding residential intensification and intensification targets, integrating the findings from the Land Supply Analysis in the new intensification target, as well as with the <i>Planning Act</i>

Existing Policy	Recommended Policy	Rationale
previously used or underutilized for residential purposes, and higher densities in new development. Rooming, boarding and lodging houses may be permitted where appropriate. It is a goal of this Plan that 20% of the new housing units provided in the County be provided through intensification and redevelopment.	residential units second units in a single-detached, semi-detached, or townhouse dwelling, including an existing dwellings or detached accessory building or structures, b) Supporting the creation of infill development on underutilized or vacant lots, directing housing to vacant lots in existing residential areas, c) Facilitating the conversion of existing buildings for residential purposes, d) Supporting the redevelopment of sites not previously used or underutilized for residential purposes, and higher densities in new development. Rooming, boarding and lodging houses may be permitted where appropriate. It is a goal of this Plan that.	provisions regarding additional residential units. Furthermore, the new policy integrates the findings of the Land Supply Analysis regarding intensification targets for each local municipality.

NEW POLICY

2.3.X Local Municipalities shall plan for a residential intensification target as follows:

Local Municipality	Intensification Rate
Brooke-Alvinston	15%
Dawn-Euphemia	0%

Existing Policy	Recommended Policy	Rationale
2.3.14 Municipalities shall permit an accessory second dwelling unit in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, or an accessory building if a second unit does not exist within the principal dwelling. Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such dwelling units.	Enniskillen	5%
	Lambton Shores	5%
	Oil Springs	15%
	Petrolia	5%
	Plympton-Wyoming	10%
	Point Edward	100%
	Sarnia	45%
	St. Clair	10%
	Warwick	10%
	2.3.14 Local municipalities shall permit up to an two (2) additional residential units accessory second dwelling unit in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling. Additional residential units are permitted as follows: a) Up to two (2) additional residential units are permitted in the primary dwelling, provided that there are no additional residential units in an accessory building or structure; or, b) One additional residential unit is permitted in the primary dwelling and one additional residential unit is permitted in an accessory building or structure. , or an accessory building if a second unit does not exist within the principal	Consistent This policy is consistent with the recent changes in the <i>Planning Act</i> regarding additional residential units.

Existing Policy	Recommended Policy	Rationale
	dwelling. Local municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties, consistent with provincial guidance without unduly restricting the creation of such dwelling units.	
NEW POLICY	2.3.X The County, in collaboration with Local Municipalities, senior levels of government, the development industry, community partners, and other stakeholders shall ensure a range and mix of housing options suitable for all ages, household sizes, and abilities, including: a) Affordable housing across the housing spectrum; b) Emergency and transitional housing; c) Supportive housing such as co-housing, senior housing, special needs housing; and, d) Purpose-built rental housing.	Innovate This new policy acknowledges the importance of collaboration and cross-partnerships in order to successfully deliver a range and mix of housing options throughout the County.
NEW POLICY	2.3.X Local Municipalities shall plan for the development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, in Urban Centres and Urban	Innovate This new policy is a directive for Local Municipalities to prioritize planning for a range and mix of

Existing Policy	Recommended Policy	Rationale
	Settlement Areas to meet housing needs at all stages of life.	housing types and densities, which is a commitment to increasing the housing supply in a manner that meets the needs of people of all ages and abilities.
NEW POLICY	2.3.X New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.	Innovate This new policy ensures universal accessibility in the design of all new residential developments to meet the needs of people of all ages and abilities.
NEW POLICY	2.3.X The County does not support the conversion of rental units to condominium tenure if the proposed conversion will result in a reduction of available rental housing that is lower than five percent (5%) as defined and reported yearly by the Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey. The County may consider condominium conversions only where: a) The applicant has demonstrated to the County's and Local Municipality's satisfaction that the supply of rental housing has not been significantly reduced; b) Renovation of the units will not result in permanent displacement of existing tenants; and	Innovate This new policy outlines the County's commitment to protecting rental housing, strongly discouraging the conversion of rental units to condominium tenure. This policy provides for robust criteria with which to assess these requests, in order to ensure that impacts on affordable, attainable, and rental housing are minimized to the greatest extent possible.

Existing Policy	Recommended Policy	Rationale
	c) There is provision for the existing tenants to retain secure housing at current rental rates for the duration of their tenure.	
NEW POLICY	2.3.X In assessing applications for condominium conversion, the County shall consider the number of new rental units being constructed, as well as the existing supply of affordable housing.	Innovate This new policy supplements the previous policy by ensuring that the supply and adequacy of both affordable and rental housing are appropriately considered prior to making a decision on rental conversion requests.
SECTION 2.4 – AFFORDABLE HOUSING	SECTION 2.4 – AFFORDABLE HOUSING AND ATTAINABLE HOUSING	Innovate This name change acknowledges the importance of facilitating both affordable and attainable housing throughout the County, and prefaces the proposed policy changes that integrate attainable housing development.
Goals: To acknowledge secure, long-term housing as a foundation for quality of life and the provision of affordable housing as an important component of community development.	Goals: To acknowledge secure, long-term housing as a foundation for quality of life and the provision of affordable housing as an important component of community development.	Realign The term “attainable housing” should be added to the glossary. This new goal ensures alignment with the Lambton County Housing and Homelessness Plan 2020-

Existing Policy	Recommended Policy	Rationale
To provide opportunity for secure, long-term housing for every individual and household in Lambton County and to lessen dependence on emergency transient services for the provision of shelter.	To provide opportunity for secure, long-term housing for every individual and household in Lambton County and to lessen dependence on emergency transient services for the provision of shelter.	2024 regarding increasing the supply of affordable housing.
NEW POLICY	To increase the supply and appropriate mix of affordable housing. 2.4.X Affordable housing is a broad term that can include housing provided by the private, public, and non-profit sectors. It includes all forms of housing tenure such as rental, ownership, and cooperative ownership, as well as temporary and permanent housing. Affordable housing refers to any part of the housing continuum from temporary emergency shelters to transitional housing, shared and supportive housing such as rooming or lodging houses and group homes, and affordable home ownership. THE HOUSING CONTINUUM The Housing Continuum (CMHC) 2.4.3 Affordable housing, in the case of home ownership, means housing that costs at least 10% below average purchase prices in the regional market 2.4.3 Affordable housing, means: a) in the case of home ownership, the least expensive of:	Innovate and Clarify This is a new policy that expands on what is considered affordable housing, providing greater clarity for understanding the various types of affordable housing that the County supports as further outlined in this section. Consistent

Existing Policy	Recommended Policy	Rationale
area or with annual accommodation costs not exceeding 30% of household income. In the case of rental housing, affordable housing means rent that does not exceed 30% of household income or that is no more than the regional market area average.	i. means housing that costs at least 10% below average purchase prices in the regional market area; or ii. housing with annual accommodation costs not exceeding 30% of gross annual household income for low and moderate income households. b) In the case of rental housing, the least expensive of: i. affordable housing means a unit for which the rent that does not exceed 30% of gross annual household income for low and moderate income households; or ii. a unit for which the rent that is no more than the regional market area average.	This policy is consistent with the definition of “affordable housing” as defined in the PPS 2024.
NEW POLICY	2.4.X The County shall work with Local Municipalities, school boards, non-profit organizations, and Federal and Provincial agencies to: a) Identify surplus lands and/or buildings that may be suitable for	Realign and Innovate This is a new policy that aligns with the County’s Housing and Homelessness Plan 2020-2024, incorporating applicable goals and outcomes to support increasing the supply and

Existing Policy	Recommended Policy	Rationale
	affordable and attainable housing development; b) Identify brownfield and greyfield sites, including underutilized sites, for affordable and attainable housing development; c) Prioritize the sale or lease of suitable surplus publicly owned lands for affordable and attainable housing; d) Develop a land bank strategy to explore opportunities to secure lands that are suitable for affordable and attainable housing; and, e) Establish targeted grant and incentive programs to increase the supply and availability of affordable housing County-wide.	appropriate mix of affordable housing, which included strategies such as pre-zoning for a broad mix of housing, providing reduced parking requirements for affordable housing, expediting development approvals, and more. This policy also provides for additional strategies that support the development of affordable housing.
2.4.5 To facilitate the provision of affordable and innovative housing by the private sector market, the County will support local municipalities who wish to evaluate and where appropriate adopt incentive programs and/or alternative site-development standards that reduce the cost of construction and maintenance of services. Such incentives include lower building and development charges when affordable housing is included in developments. The County may	2.4.5 The County encourages will support Local Municipalities to consider the following methods to facilitate the development provision of affordable, attainable, and innovative housing: by the private sector market, who wish to evaluate and where appropriate a) Adopt incentive programs and/or alternative flexible site-development standards that reduce the cost of construction and maintenance of services, and facilitate different types of	Realign and Clarify This policy incorporates the goals and objectives of the County's Housing and Homelessness Plan 2020-2024 to support increasing the supply and appropriate mix of affordable housing. This includes strategies such as flexible development standards, various types of financial incentives, and pre-zoning. This policy also incorporates minor formatting

Existing Policy	Recommended Policy	Rationale
participate in local incentive programs consistent with Section 5.1.14.	residential uses permitted as-of-right, including additional residential units;- b) Such incentives include lower Financial incentive programs such as grants, waiving or eliminating municipal, building and development charges fees, and/or property tax reductions or deferrals that promote brownfield and greyfield redevelopment and when affordable housing options is included in developments. The County may participate in local incentive programs consistent with Section 5.1.14. c) Expediting development approvals for affordable housing developments; d) Identifying areas where “missing middle” housing can be accommodated to provide more affordable housing options for residents and pre-zone these lands, where appropriate; and, e) Reducing parking requirements for affordable housing units.	changes through the use of sub-points to enhance readability.
2.4.9 Preference shall be for locations and communities that are accessible to municipal goods and services, healthy food retailers, commercial areas, employment, medical and health facilities,	2.4.9 Affordable housing units Preference shall be focused within Urban Centres and Urban Settlement Areas which offer residents access for locations and communities that are accessible to	Clarify and Innovate This policy prioritizes affordable housing development in Urban Centres, Urban Settlement Areas,

Existing Policy	Recommended Policy	Rationale
recreation, transit, and trails and non-motorized transportation. Locations within mixed use developments are encouraged. Affordable housing units shall take into consideration accessibility needs.	municipal goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, recreation, transit, and trails and non-motorized transportation. Locations within mixed use developments are encouraged. Affordable housing units shall take into consideration accessibility needs.	and Secondary Settlement Areas, as these areas are serviced and contain the necessities required for daily living, such as access to jobs, education, and healthcare. This strengthens the directive around where affordable housing development should be prioritized.
2.4.10 A range of affordable housing is encouraged in proximity to cultural nodes and downtown centres to increase residents' mobility and accessibility.	2.4.10 The County supports a mix and range of unit types and sizes in multi-unit developments, including affordable housing units in mixed use developments to accommodate a diverse range of household sizes, incomes, and demographics. is encouraged in proximity to cultural nodes and downtown centres to increase residents' mobility and accessibility.	Innovate This policy outlines the County's support for various types and forms of affordable housing, recognizing the need for a mix of unit types and sizes to meet different household, income, and demographic needs. This provides clear direction on the need for different types of affordable housing to meet the needs of residents.
2.4.11 To address the need for affordable housing at entry level home ownership and tenancy, the County will encourage the construction of smaller apartment units and dwellings and/or the use of lower cost furnishings.	2.4.11 To address the need for affordable and attainable housing at entry level home ownership and tenancy, the County will encourage alternative site standards that facilitate the construction of smaller apartment units and dwellings and/or the use of lower cost furnishings, reduced parking standards, and greater	Innovate This policy encourages local municipalities to consider various land-use strategies that will assist with affordable housing development of various types and scales, with the goal of supporting

Existing Policy	Recommended Policy	Rationale
	flexibility in the scale, type, and form of residential uses.	and reducing barriers to affordable housing development.
2.4.13 It is a goal of this Plan that affordable housing units be created by conversion and or new construction in a number equal to 30% of the total number of new housing units constructed in the County. Local municipalities are encouraged to have regard for the Lambton County Housing and Homelessness Plan - 2014-2023 when setting targets in their local official plan.	2.4.13 It is a goal of this Plan that affordable housing units be created by conversion and or new construction in a number equal to 30% of the total number of new housing units constructed in the County. Local municipalities are encouraged to have regard for the Lambton County Housing and Homelessness Plan - 2014-2023 2020-2024 when setting targets in their local official plan.	Realign This update is to ensure appropriate reference to the Lambton County Housing and Homelessness Plan 2020-2024.

3.4. Economic Development

3.4.1. Section Purpose

This section outlines policies around economic development, which includes general policies on economic growth, employment lands, tourism, and commercial area revitalization. These policies are located throughout different sections of the Official Plan. Sections 3.4, 3.5, 3.6, 3.7, and 3.8 contain policies around mainstreets and commercial areas, employment areas, business parks, industrial lands, and highway service centres. The County Official Plan recognizes the importance of industry to the County given its history and current conditions. The County Official Plan permits industry to locate outside of an existing Urban Centre, Urban Settlement, Petrochemical Industrial Land, or Gas Compressor Station designation subject to an amendment to the Plan and subject to criteria (including demonstrated need, mitigation of impacts on agricultural lands and operations, provision of supporting infrastructure and proximity to transportation corridors). The County encourages local municipalities to accommodate lands for major petrochemical companies and other intensive industrial uses.

Section 5 contains policies around economic growth which focuses on strengthening existing business and industry and promotion of local entrepreneurialism and innovation.

Section 6 contains policies to support and enhance opportunities for tourism related to the County's cultural heritage (oil and marine heritage), natural places and waterfront communities, which can be accessed by Canadian and American visitors.

3.4.2. Summary Overview of Policy Changes

The recommended policy directions represent changes to existing policies as well as new policies that respond to updated provincial legislation and the County's updated growth forecasts. Specifically, the policy directions ensures consistency with the *Planning Act* and the PPS 2024, and integrate the findings of the Land Supply Analysis within the appropriate sections of the Official Plan. The policy directions also provide a more enhanced focus on economic development policies as related to downtowns and mainstreets, commercial areas, office and institutional uses, home occupations and home-based businesses in residential areas, agriculture, and transportation and infrastructure.

3.4.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
	SECTION 3.4 – MAINSTREETS AND COMMERCIAL AREAS	
NEW POLICY	3.4.X Mainstreets and commercial areas anchor communities and are the focus for social, economic, and cultural activity. Local Municipalities shall plan and design mainstreets and commercial areas to be walkable, pedestrian-oriented, and compact, and supportive of greater densities, a mix of uses, public transit, and opportunities for community gathering and public art.	Innovate This new policy emphasizes the importance of mainstreets and commercial areas in creating a vibrant and liveable community by supporting quality of life and economic development. This policy directs local municipalities to achieve this through the planning and design of mainstreets and commercial areas.
NEW POLICY	3.4.X Mainstreets and commercial areas shall provide for a mix of uses to support daily life and contribute to achievement of complete communities. This may include higher density developments with commercial uses at-grade and residential uses behind or above, or various forms of residential buildings.	Innovate This new policy directs mainstreets and commercial areas to provide for a mix of uses that contribute to the achievement of complete communities, which supports housing, active transportation, and economic growth.
NEW POLICY	3.4.X Mainstreet and commercial area revitalization and/or redevelopment shall contribute to the enhancement of the existing community character.	Innovate This new policy ensures that development within mainstreet and commercial areas will

Existing Policy	Recommended Policy	Rationale
NEW POLICY 3.4.5 The County supports efforts to ensure the continued health and viability of the mainstreets of towns and villages such as Petrolia, Forest, Watford, Wyoming, and others. These mainstreets provide a range of commercial, institutional, and community services that serve the needs of the community and surrounding Secondary Settlements and Agricultural Areas. 3.4.9 A high standard of building and site design in the development or redevelopment of mainstreets and commercial areas is strongly encouraged to improve the image of Lambton County municipalities as attractive and inviting communities.	3.4.X The County supports local initiatives for public realm improvements through urban design enhancements and infrastructure investments that contribute to placemaking and complete communities. 3.4.5 The County supports efforts to ensure the enhancement and continued health and viability of the mainstreets of towns and villages such as downtown Sarnia, Milton Village, Petrolia, Forest, Watford, Wyoming, and others. These mainstreets provide a range of commercial, institutional, and community services that serve the needs of the community and surrounding Secondary Settlements and Agricultural Areas. 3.4.9 A high standard of urban design and architectural excellence shall be promoted building and site design in the development and/or redevelopment of mainstreets and commercial areas is strongly encouraged to create healthy and vibrant communities that are unique, improve the image of Lambton County municipalities as attractive, safe, accessible, and inviting communities.	enhance the existing character of the community. Innovate This new policy encourages public realm improvements on mainstreets and commercial areas that contribute to unique, vibrant, and liveable communities. Clarify This policy encourages additional improvements in the mainstreets of these towns and villages in accordance with the policies contained in the Official Plan. Clarify This policy expands the focus to the collective design of mainstreets and commercial areas and acknowledges the role of excellent urban and architectural design in contributing to safety and accessibility.

Existing Policy	Recommended Policy	Rationale
SECTION 3.5 – CENTRE AND SETTLEMENT EXPANSIONS		
3.5.2 The County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and development patterns. On this basis, the establishment of new settlement areas and settlement area expansions may only be considered at the time of a comprehensive review. Factors to consider as part of a comprehensive review include: a) the need for additional urban designations based on updated population, household, and employment projections, in the context of a maximum 20 year planning time frame; b) the need to minimize the loss of prime agricultural land and mineral aggregate extraction opportunities; c) potential negative environmental impacts and opportunities for integration with the natural heritage system including improvement; d) the potential impact on vulnerable and sensitive surface and groundwater and their quantities, qualities, flow regimes, and surface recharge/discharge areas including shoreline areas as necessary for	3.5.2 The County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and development patterns. On this basis, the establishment of new settlement areas and settlement area expansions shall may only be considered at the time of a comprehensive review. Factors to consider the following as part of a comprehensive review include: a) the need for additional urban designations based on updated population, household, and employment projections, in the context of a maximum 20 year planning time frame; b) the need to minimize the loss of prime agricultural land and mineral aggregate extraction opportunities; c) potential negative environmental impacts and opportunities for integration with the natural heritage system including improvement; d) the potential impact on vulnerable and sensitive surface and groundwater and their	Consistent This is consistent with PPS (2024) 2.3.2.1 regarding how review of settlement area expansions may be initiated, which no longer requires a municipal comprehensive review.

Existing Policy	Recommended Policy	Rationale
the ecological and hydrological integrity of the watershed; e) the supply of vacant land within each municipality for an appropriate range and mix of land uses in the context of a horizon of up to a 20 year planning time frame, including the achievement of housing targets; f) opportunities for a variety and mix of housing and the proximity of these to other activities such as transportation and employment; g) opportunities for intensification of development within the existing urban area; h) consultation with public service providers and the general public; i) consideration of planning approaches that encourage compact urban forms; j) the capital and operating costs associated with servicing new development areas, including the feasibility of providing and maintaining roads, stormwater management, potable water treatment and distribution, and sanitary sewage collection and treatment; k) existing and desired rates and patterns of growth within the municipality and suballocation of	quantities, qualities, flow regimes, and surface recharge/discharge areas including shoreline areas as necessary for the ecological and hydrological integrity of the watershed; e) the supply of vacant land within each municipality for an appropriate range and mix of land uses in the context of a horizon of up to a 20 year planning time frame, including the achievement of housing targets; f) opportunities for a variety and mix of housing and the proximity of these to other activities such as transportation and employment; g) opportunities for intensification of development within the existing urban area; h) consultation with public service providers and the general public; i) consideration of planning approaches that encourage compact urban forms; j) the capital and operating costs associated with servicing new development areas, including the feasibility of providing and	

Existing Policy	Recommended Policy	Rationale
allocated growth among municipal growth areas; l) mitigation, to the extent feasible, of any impacts on adjacent and nearby agricultural operations; m) compliance with the Minimum Distance Separation formulae; n) the need to ensure extensions are located on the lowest priority agricultural lands and prohibited in specialty crop areas through an evaluation of all reasonable alternative locations; and o) any other matters of local concern.	maintaining roads, stormwater management, potable water treatment and distribution, and sanitary sewage collection and treatment; k) existing and desired rates and patterns of growth within the municipality and suballocation of allocated growth among municipal growth areas; l) mitigation, to the extent feasible, of any impacts on adjacent and nearby agricultural operations; m) compliance with the Minimum Distance Separation formulae; n) the need to ensure extensions are located on the lowest priority agricultural lands and prohibited in specialty crop areas through an evaluation of all reasonable alternative locations; and o) any other matters of local concern.	
NEW POLICY	3.5.X Local Municipalities shall designate, protect and plan for all employment areas in settlement areas by: a) planning for employment area uses over the long-term that require those locations including	Consistent This new policy is consistent with PPS (2024) 2.8.2.3 regarding the planning, designating, and protection of employment areas in settlement areas.

Existing Policy	Recommended Policy	Rationale
	manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses; c) prohibiting retail and office uses that are not associated with the primary employment use; d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.	
3.5.4 Proposals to convert lands within an Employment or Industrial designation in a lower-tier Official Plan to another type of land use will be reviewed through a comprehensive review as defined by this Plan. An amendment to this Plan will not be required to implement a conversion that is within an Urban Centre of Settlement in a lower-tier Official Plan. In considering a request to remove lands from an	3.5.4 Proposals to convert lands within an Employment or Industrial designation in a lower-tier Official Plan to another type of land use will be reviewed through a comprehensive review as defined by this Plan. An amendment to this Plan will not be required to implement a conversion that is within an Urban Centre or Urban Settlement in a lower-tier Official Plan.	Consistent This policy is consistent with PPS (2024) 2.8.2.5 regarding the criteria for removal of employment lands.

Existing Policy	Recommended Policy	Rationale
Employment or Industrial designation, it shall be demonstrated that: a) there is a demonstrated land need for the conversion; and b) the lands are not required over the long-term for the employment or industrial purposes for which they are designated.	In considering a request to remove lands from an Employment or Industrial designation, it shall be demonstrated that: a) there is a demonstrated land need for the conversion; and b) the lands are not required over the long-term for the employment or industrial purposes for which they are designated; c) the proposed uses would not negatively impact the overall viability of the employment area by: i. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses; ii. maintaining access to major goods movement facilities and corridors; d) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and e) the Local Municipality has sufficient employment lands to accommodate projected employment growth to the	

Existing Policy	Recommended Policy	Rationale
	horizon of the approved official plan.	
NEW POLICY	SECTION 3.6 – BUSINESS PARKS 3.6.X Major office and major institutional development should be directed to strategic growth areas, where applicable.	Consistent This new policy is consistent with PPS (2024) 2.8.1.4 regarding directing major office and institutional development to strategic growth areas and/or areas where frequent transit service is available.
NEW POLICY	SECTION 5.1 – ENCOURAGING ECONOMIC GROWTH 5.1.X In order to support a diversified economic base, the County shall identify a range 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.	Consistent These goals are consistent with PPS (2024) 2.8.1.1 (b) regarding ensuring sites suitable for employment uses to support a wide range of economic activities.
5.1.2 The County of Lambton will promote itself as a location for a range of economic activities, with an emphasis on automotive, health care, software development, education, research and development activities, plastics, tourism, retirement living, natural heritage, recycling, transportation, renewable energy (subject to section 7.12.1), and agriculture including value-added agriculture based products.	5.1.2 The County of Lambton will promote itself as a location for a range of economic activities, with an emphasis on automotive, health care, software development, education, research and development activities, plastics, tourism, retirement living, natural heritage, recycling, transportation, renewable energy (subject to section 7.12.1), and agriculture including value-added	Clarify This policy identifies on-farm diversified uses and agri-tourism as other economic-related agricultural activities that the County supports.

Existing Policy	Recommended Policy	Rationale
	agriculture-based product, on-farm diversified uses, and agri-tourism.	
5.1.8 Improvement of the economic base of Agricultural Areas, including on-farm diversified uses and agriculture-related uses, is encouraged through local policies that are consistent with Section 4.1.12.	5.1.8 Improvement of the economic base of Agricultural Areas, including on-farm diversified uses, and agriculture-related uses, and agri-tourism, is encouraged through local policies that are consistent with Section 4.1.12.	Clarify This policy acknowledges agri-tourism as another key focus for economic activity in agricultural areas in supporting continued economic growth.
5.1.9 The County supports the diversification of local agricultural crops and value-added processing. The County and local municipalities should work to encourage and strengthen linkages between local food producers, distributors, and major consumers like restaurants and institutions. The County supports the establishment of a local food hub and other means by which to create and access local markets for locally grown foods. The County desires the establishment of local food processing and will work with senior levels of government to address regulatory hurdles.	5.1.9 The County supports local food production, near-urban and urban agriculture, and a robust agri-food network, which includes the diversification of local agricultural crops and value-added processing. The County and local municipalities should work to encourage and strengthen linkages between local food producers, distributors, and major consumers like restaurants and institutions. The County supports the establishment of a local food hub and other means by which to create and access local markets for locally grown foods. The County desires the establishment of local food processing and will work with senior levels of government to address regulatory hurdles.	Consistent This policy is consistent with PPS (2024) 4.3.6.1 which supports the agri-food network and local food production.
NEW POLICY	5.1.X Local Municipalities shall support the functioning and long-term viability of employment uses by:	Innovate

Existing Policy	Recommended Policy	Rationale
	a) Ensuring that there is sufficient employment land available to accommodate the County's forecasts; b) Providing opportunities for employment clusters and more intensive employment uses to build synergies between industries; c) Ensuring land-use compatibility between employment uses and non-employment uses that support the enhancement of community character and mitigation of adverse impacts; and, d) Utilizing infrastructure and public service facilities efficiently.	This new policy outlines a variety of ways that local municipalities will support employment lands by ensuring a sufficient supply of lands, opportunities for intensification, land-use compatibility, and efficient utilization of infrastructure.
NEW POLICY	5.1.X The County shall encourage intensification on employment areas, where appropriate.	Innovate This new policy supports intensification on employment lands where appropriate, which makes efficient uses of existing infrastructure.
NEW POLICY	5.1.X Major office and institutional uses shall be directed to downtown areas, strategic growth areas, areas with existing or planned transit, and areas with active transportation infrastructure.	Innovate This new policy focuses major office and institutional uses to downtown areas with transit and active transportation. These types

Existing Policy	Recommended Policy	Rationale
		of employment uses are best suited in these pedestrian-oriented areas in order to meet the needs of a diverse population.
SECTION 5.2 – ENTREPRENEURS AND INNOVATION		
5.2.2 The County will encourage emerging and established creative industries in the County. Local municipalities may choose to develop practices, policies, and zoning provisions that enable local entrepreneurs and facilitate business development and innovation.	5.2.2 The County will encourage emerging and established creative industries in the County, and will support: Local Municipalities may choose to in developing practices, policies, and zoning provisions that enable local entrepreneurs and facilitate business development and innovation.	Clarify This policy provides stronger language around the County's support for Local Municipalities to create enabling policies and initiatives that support business development and innovation.
5.2.5 The County will continue to support organizations such as the Business Enterprise Centre of Sarnia-Lambton, the Sarnia-Lambton Business Development Corporation, the Sarnia-Lambton Workforce Development Board, the Sarnia-Lambton Economic Partnership, and Lambton College as they provide educational resources and other assistance to increase the success rate among local entrepreneurs.	5.2.5 The County will continue to support and promote collaboration and partnerships between local business associations and organizations such as the Business Enterprise Centre of Sarnia-Lambton, the Sarnia-Lambton Business Development Corporation, the Sarnia-Lambton Workforce Development Board, the Sarnia-Lambton Economic Partnership, and Lambton College to support the development of commercial areas, strengthen the workforce, and as they provide educational and employment resources and other assistance to increase the success rate among local entrepreneurs.	Clarify This policy expands to include the County's support for collaboration and partnerships with other organizations in matters of economic development, recognizing that meaningful collaboration can contribute to additional economic development opportunities through the proper development and enhancement of commercial areas and strengthening of the County's workforce.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	5.2.X The County will support design, cultural heritage, and economic development initiatives that contribute to the liveability of Lambton County and make it a great place to live, work, visit, and invest.	Innovate This new policy outlines the County's support or various initiatives that contribute to the livability and economic vitality of Lambton County.
NEW POLICY	5.2.X The County will promote research and innovation in collaboration with the business community, post-secondary institutions, and Local Municipalities.	Innovate This new policy outlines the County's support for collaboration between various agencies in order to promote research and innovation.
SECTION 5.3 – QUALITY OF LIFE		
NEW POLICY	5.3.X The County and Local Municipalities shall support greater transportation connectivity and enhanced transit access to mainstreets and commercial areas.	Innovate This new policy speaks to the importance of enhanced transit to connect communities and support mainstreets and commercial areas, which contributes to quality of life and commercial vitality.
SECTION 5.4 – GROWTH-READY ENVIRONMENT		
Goals: To provide the services and infrastructure needed to support existing and new business and industry.	Goals: To protect and preserve employment areas for current and future uses.	Consistent These goals are consistent with PPS (2024) 2.8.2.1 regarding the protection and preservation of employment areas.
To provide locally, the components conducive to attracting targeted economic sectors.	To protect employment areas from incompatible land uses.	

Existing Policy	Recommended Policy	Rationale
	To provide the services and infrastructure needed to support existing and new business and industry.	
NEW POLICY	To provide locally, the components conducive to attracting targeted economic sectors.	
	5.4.X Local Municipalities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.	Consistent
		This new policy is consistent with PPS (2024) 2.8.2.2 regarding the protection of employment areas located in proximity to major goods movement facilities and corridors.
NEW POLICY	5.4.X The County shall identify strategic sites for investment, including market-ready sites, and address potential barriers to investment.	Consistent
		This new policy is consistent with PPS (2024) 2.8.1.1 c) to facilitate a growth-ready environment through the identification and development of “shovel-ready” sites.
NEW POLICY	5.4.X Development on lands within 300 metres of employment areas and major facilities shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.	Consistent
		This new policy is consistent with PPS (2024) 2.8.1.3 regarding land-use compatibility and separation distances with adjacent uses to protect the long-term economic viability of employment uses.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	5.4.X Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.	Consistent This new policy is consistent with PPS (2024) 3.5.1 regarding land-use compatibility between major facilities and sensitive land uses in order to minimize and mitigate impacts on both employment uses and sensitive uses.
NEW POLICY	5.4.X Where avoidance is not possible in accordance with Policy 5.4.X, Local Municipalities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.	Consistent This new policy is consistent with PPS (2024) 3.5.2 regarding land-use compatibility between major facilities and sensitive land uses in order to protect the long-term viability and prevent encroachment on employment uses.
SECTION 5.5 – LOCATIONS FOR ECONOMIC DEVELOPMENT		
Goal: To create a range of potential locations for economic activities across the County that support economic development.	Goal: To create a range of potential locations for economic activities across the County that support economic development.	Consistent These goals are consistent with PPS (2024) 2.8.2.4 regarding the

Existing Policy	Recommended Policy	Rationale
To protect and improve the viability of existing areas of economic activity and employment. 5.5.1 The County and the local municipalities must provide for a wide range of economic activity. The County encourages a diversity of available sites and locations, flexibility for different types of buildings and a mix of supporting uses. 5.5.4 Home-based business shall be permitted in residential and agricultural areas as accessory to a private residence. NEW POLICY	To protect and improve the long-term operational and economic viability of existing and future areas of economic activity and employment. 5.5.1 The County and the local municipalities must provide for a wide range of economic activity. The County encourages a diversity of available sites and locations, intensification of employment uses, flexibility for different types of buildings and a mix of supporting uses, including compact mixed-use development that supports the achievement of complete communities. 5.5.4 Home-based businesses and home occupations shall be permitted in residential and agricultural areas as accessory to a private residence. 5.5.X The planning and design of employment areas shall ensure land use compatibility with adjacent areas to ensure an appropriate transition and mitigation of impacts on sensitive land uses, and to protect and maintain the long-term operational and economic viability of the employment uses and function of these areas.	protection of employment lands for long-term viability. Consistent This policy is consistent with PPS (2024) 2.8.1.1 (d) regarding intensification of employment uses and compatible mixed-use development. Clarify This policy clarifies that home occupations are also permitted in residential and agricultural areas as a secondary use. Consistent This new policy is consistent with PPS (2024) 2.8.1.1 (e) and 2.8.2.4 regarding land-use compatibility with sensitive land uses and protection of long-term economic viability.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	5.5.X Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.	Consistent This new policy is consistent with PPS (2024) 2.8.1.2 regarding how employment uses should be encouraged in strategic growth areas and mixed-use areas with transit service, provided that they are compatible with sensitive land uses.
NEW POLICY	5.5.X Employment areas located in proximity to major goods movements facilities and corridors shall be protected.	Consistent This new policy is consistent with PPS (2024) 2.8.2.2 regarding the protection of employment areas in proximity to major goods movements corridors.
NEW POLICY	5.5.X The County, together with Local Municipalities, shall assess and update employment areas identified in the County and local official plans to ensure that this designation is appropriate to the planned function of employment areas.	Consistent This new policy is consistent with PPS (2024) 2.8.2.4 regarding updating employment areas.
SECTION 6.1 – TOURISM DEVELOPMENT		
6.1.8 The County will promote the development of agri-tourism and will work with member municipalities and agricultural representatives to form a clear strategy for the development of local agri-tourism, including identifying strengths, unique local attributes, opportunities, and	6.1.8 The County supports local food production and the agri-food network, and will promote the development of agri-tourism and will work with member municipalities and agricultural representatives to form a clear strategy for the development of local agri-	Consistent This policy is consistent with PPS (2024) 4.3.6.1 regarding support for local food production and the agri-food network.

Existing Policy	Recommended Policy	Rationale
potential links with value-added agriculture, local foods, potential new product markets, local heritage, recreation opportunities, and natural heritage and identifying the facilities, infrastructure, and resources necessary to support an agri-tourism industry. The development of agri-tourism must not interfere with agricultural operations.	tourism, including identifying strengths, unique local attributes, opportunities, and potential links with value-added agriculture, local foods, potential new product markets, local heritage, recreation opportunities, and natural heritage and identifying the facilities, infrastructure, and resources necessary to support an agri-tourism industry. The development of agri-tourism must not interfere with agricultural operations.	
NEW POLICY	6.1.X The County supports the promotion and enhancement of natural landscapes and trail networks to advance tourism opportunities.	Innovate This new policy acknowledges the role of natural landscapes and trail networks in contributing to tourism opportunities in the County.
NEW POLICY	6.1.X Development of new high-quality attractions, facilities, services, and events which will enhance and complement the existing tourism economy in the County are to be supported and identified in local municipal Official Plans.	Innovate This new policy supports the development of new attractions, services, and facilities that will boost tourism and be complementary to the existing economy in the County.
NEW POLICY	6.1.X The County shall support tourism opportunities close to natural and recreational areas, downtown areas, waterfronts, and shorelines, as appropriate.	Innovate This new policy supports various tourism opportunities throughout the County.
NEW POLICY	6.1.X The County supports the development of appropriate	Innovate

Existing Policy	Recommended Policy	Rationale
NEW POLICY	infrastructure to support tourism throughout the County. This may include tourism infrastructure such as bicycle and vehicle parking, signage, washroom and handwashing facilities, picnic areas, marinas, active transportation network improvements, and more. 6.1.X County roads through mainstreets and commercial areas shall be designed to: a) function as flexible spaces to support placemaking and community events; b) improve safety and accessibility; c) include pedestrian and active transportation infrastructure; and, d) encourage the creation of seasonal outdoor patios and seating areas.	This new policy speaks to the development of tourism infrastructure and its role in supporting the tourism economy. Innovate This new policy directs County roads in mainstreets and commercial areas to be designed in a manner that contributes to a pedestrian-oriented environment and enhances the vibrancy and commercial viability of the area.
7.7.2 The following policies shall apply to the Gas Compressor Station designations: 1. The local official plan shall establish criteria for expansion of the gas compressor station designation including the criteria in the provincial policy statement for locating non-agricultural uses in prime agricultural areas;	SECTION 7.7 – GAS COMPRESSOR STATION The following policies shall apply to the Gas Compressor Station designations: d) The local official plan shall establish criteria for expansion of the gas compressor station designation including the criteria in the Provincial policy Planning Statement for locating non-agricultural uses in prime agricultural areas;	Clarify This revision updates terminology to reflect the new title of the PPS 2024, now referred to as the <i>Provincial Planning Statement</i>.

Existing Policy	Recommended Policy	Rationale

3.5. Transportation

3.5.1. Section Purpose

This section outlines policies around transportation, which includes direction related to the road network, transit, active transportation, airport, water transportation, and railways. These policies are located throughout Sections 7.1, 7.2, 7.3, 7.4, 7.5, and 7.6 of the Official Plan. The County Official Plan recognizes that infrastructure systems are vital to everyday life and economic competitiveness, and that the County has access to major transportation systems of every type, including road, rail, air and water. Furthermore, Section 7.1 provides requirements related to County road-widenings; County road widening projects are specifically intended to be updated as part of this Official Plan review.

3.5.2. Summary Overview of Policy Changes

The recommended policy directions contained in Section 4.5.3 below represent changes to existing policies and new policies that respond to updated provincial legislation and the County's transportation system review which identified existing constraints, future opportunities, and long-term transportation infrastructure improvements.

Policy directions to achieve consistency with the *Planning Act* and the Provincial Planning Statement (2024) are integrated into the findings of transportation system review within the appropriate sections of the Official Plan. Key changes include categorization of policies under the new section header "Transportation Systems," rather than "road network" in recognition of a comprehensive approach to transportation management that shifts focus from an automobile-centric focus to a more multi-modal focus. Similarly, the section "Cycling and Walking Trails" has been retitled "Active Transportation" to address a greater range of ways to support active transportation.

Innovative policy changes focus on connectivity of transportation systems, including public transit across the County and active transportation routes with a focus on connectivity between areas targeted for population growth and jobs. Policy directions provide alignment with economic development and housing policies, highlighting the importance and integrated nature of land-use and transportation planning. These include additional policy direction for a multi-modal transportation system, a complete streets approach, public transit, and active transportation.

Changes as a result of County priorities include updates to County road widening projects - meaning the conveyance of land to the County for the purposes of upgrading and enhancing road networks. Direction has been included on County road widening projects.

3.5.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
7.1 Road Network	SECTION 7.1 – ROAD NETWORK 7.1 Transportation System Road Network	Realign and Clarify This proposed name change is important as it refocuses the approach from an automobile-centric lens and puts forth a comprehensive approach that views transportation holistically. This name change sets the tone and guidance for transportation planning in the County, and acknowledges the role of the road network as one component within the overall transportation system.
NEW POLICY	Goal: To support a safe, efficient, and integrated multi-modal transportation network that effectively facilitates the movement of people and goods, and promotes sustainability, inclusivity, and healthy lifestyles. To ensure coordination between transportation planning, land-use planning, and growth management.	Consistent and Innovate These new goals ensure consistency with PPS (2024) 3.2.1 regarding the planning of transportation systems. Furthermore, they acknowledge the importance in coordinating land-use planning and growth management with transportation planning to support vibrant and liveable communities.
NEW POLICY	7.1.X In planning for the transportation system, the County shall, relative to the County's transportation infrastructure:	Consistent

Existing Policy	Recommended Policy	Rationale
	a) Plan for all current and future forms of mobility; b) Protect corridors, rights-of-ways, and corresponding infrastructure for long-term mobility options; c) Facilitate the safe and efficient movement of people and goods; d) Ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the <i>Planning Act</i>; e) Promote a complete streets approach to the planning and design of the right-of-way that will be shared by all modes of transportation, while maximizing road safety for all users and minimizing environmental impacts; f) Promote the continual development and improvement of the active transportation network; g) Support the development of convenient and efficient transit services throughout the County; h) Support the continuation and improvement of the railway system;	This new policy is consistent with PPS (2024) 3.3.1 regarding the planning and protection of transportation corridors and infrastructure to meet current and future needs. Innovate This new policy builds on a comprehensive approach to transportation planning that considers all modes of transportation and supports a multi-modal system, which in turn facilitates a human-centric and pedestrian-oriented environment. This approach acknowledges the relationship between transportation planning and land-use planning in supporting greater density and economic viability through vibrant and compact communities.

Existing Policy	Recommended Policy	Rationale
	i) Support the provisions of air services for both passengers and goods; and, j) Support the continued operations of marinas and port facilities.	
7.1.4 Where property fronts on a County road, conveyance of land may be required at no expense to the County for County road widenings as a condition of severance, plans of subdivision, or as a consequence of new development, under the provisions of the <i>Planning Act</i>.	7.1.4 Where property fronts on a County road, conveyance of land may be required at no expense to the County for County road widenings as a condition of severance, plans of subdivision, or as a consequence of new development, under the provisions of the <i>Planning Act</i>, per Section 7.1.6 of this Plan.	Consistent This policy is consistent with <i>Planning Act</i> Section 41(9) which requires Official Plans to outline the applicable roads to be widened and the extent of the road widening in order to permit the conveyance of land to the County.
7.1.5 Unequal widenings may be taken where topographic features, historic buildings or other cultural heritage resources, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of an existing County road right-of-way.	7.1.5 Unequal widenings may be taken where topographic features, historic buildings or other cultural heritage resources, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of an existing County road right-of-way per Section 7.1.6 of this Plan.	Consistent This policy is consistent with <i>Planning Act</i> Section 41(9) which requires Official Plans to outline the applicable roads to be widened and the extent of the road widening in order to permit the conveyance of land to the County.
7.1.6 The County will require a minimum width of 30 metres for all County roads. Right-of-way width requirements for a specific section of roadway may be reduced where special circumstances warrant and long-term requirements will not be affected.	7.1.6 The County will require a minimum width of 30 metres for all County roads. Road dedications exceeding the noted standards may also be required for daylighting, bridges, and for future roundabouts where arterial roads intersect or where roundabouts may otherwise be	Clarify This policy elaborates on the special circumstances where a reduced right-of-way width may be permitted.

Existing Policy	Recommended Policy	Rationale
7.1.11 When undertaking road construction projects, the County and local municipalities should consider the need for and feasibility of accommodating a variety of transportation modes, including pedestrians, bicycles, transit, and motorized vehicles. Such methods may include "road diets" and "complete streets".	planned. The County may consider a reduced right-of-way width requirements for a specific section of the roadway may be reduced where special circumstances warrant, provided the long-term capacity of the road and long-term requirements will not be affected. Special circumstances may include urban settings and areas with significant agricultural, natural or cultural features. 7.1.11 When undertaking road construction projects, The County and Local Municipalities shall adopt a complete streets approach in the planning and design of the road network, which will implement the following, as appropriate: should consider the need for and feasibility of accommodating a variety of transportation modes, including pedestrians, bicycles, transit, and motorized vehicles. Such methods may include "road diets" and "complete streets". a) Safe and efficient movement of all vehicles and modes of travel for users of all ages and abilities; b) Integration of landscaping, street trees, and green infrastructure within the public right-of-way;	Innovate This policy provides for further direction regarding the components of complete streets that should be integrated in the design of the road network.

Existing Policy	Recommended Policy	Rationale
7.1.13 All proposed development located adjacent to and in the vicinity of a Provincial Highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in a municipality identified for future development that are located adjacent to or in the vicinity of a Provincial Highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited. MTO policy is to allow only one entrance for	c) Ensuring the safety of users of all ages and abilities; d) Providing space for other streetscape elements such as utilities and services, on-street parking, stormwater management, snow storage, wayfinding signage, and street furniture, as appropriate; and, e) Context-sensitive design that reflects the character of the community and balances the needs of different road users. 7.1.13 All proposed development located adjacent to and in the vicinity of a Provincial Highway and/or a planned corridor within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will be subject to MTO approval and other Provincial agencies, as applicable. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purpose of the corridor and should avoid, minimize, and/or mitigate negative impacts on the corridor and transportation facilities.	Consistent and Clarify This policy is consistent with PPS (2024) 3.3.3 regarding the protection of transportation and infrastructure corridors from negative impacts as a result of new developments. Furthermore, the policy has been split up into two separate policies for better readability, interpretation, and application of the policy direction.

Existing Policy	Recommended Policy	Rationale
each existing lot of record. Development is encouraged to utilize local roads and shared access wherever possible. New, altered or expanded land uses, parcels, signs, and entrances adjacent to Provincial Highways shall be subject to such approvals or prohibitions as may be required by the Ministry of Transportation.	7.1.X Early consultation with the MTO and/or other Provincial agencies is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in a municipality identified for future development that are located adjacent to or in the vicinity of a planned corridor , Provincial Highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited. MTO policy is to allow only one entrance for each existing lot of record. Development is encouraged to utilize local roads and shared access wherever possible. New, altered or expanded land uses, parcels, signs, and entrances adjacent to Provincial Highways shall be subject to such approvals or prohibitions as may be required by the Ministry of Transportation.	
NEW POLICY	7.1.X The design of County and local roads shall ensure a context-sensitive design approach that acknowledges the importance of road design on land use and urban design goals.	Innovate This new policy ensures a context-sensitive approach to the road network that promotes a human-centric design. It acknowledges

Existing Policy	Recommended Policy	Rationale
NEW POLICY	7.1.X The County encourages the planning and coordination of cross-boundary transportation matters to improve connectivity with larger transportation systems and modes with adjacent municipalities and appropriate agencies.	the importance of road design on land-use and urban design goals. Consistent This policy is consistent with PPS (2024) 3.2.3 regarding connectivity and improved connections which cross jurisdictional boundaries.
NEW POLICY	7.1.X The County shall encourage Transportation Demand Management (TDM) strategies that seek to reduce demand on roads and single-occupancy automobile trips, and promote other modes of transportation (walking, cycling, transit, carpooling, ridesharing, etc.).	Consistent This new policy is consistent with PPS (2024) 3.2.2 regarding the efficient use of infrastructure through Transportation Demand Management (TD) strategies. Innovate This new policy further expands on the comprehensive and human-centric approach to transportation planning, while making efficient use of infrastructure. It recognizes that not all people have access to a car for various reasons and promotes a multi-modal transportation system that reduces reliance on single-occupancy automobile trips, thereby reducing congestion and greenhouse gas emissions.

Existing Policy	Recommended Policy	Rationale
	SECTION 7.2 – TRANSIT NETWORK	This approach also supports walkable, compact, and accessible communities which has positive impacts on housing and economic development.
7.2.1 The continued operation of regularly scheduled public transit services is encouraged. The extension of such services is also encouraged where justified by a reasonable level of demand.	7.2.1 The County encourages the continued operation and improvements to of regularly scheduled public transit services is encouraged. The extension of such services is also encouraged where justified by a reasonable level of demand.	Clarify This policy identifies the County's support for improvements to existing transit services, in addition to supporting continued operations.
7.2.2 In light of the County's aging population, continued improvements to transportation services for seniors and the disabled are encouraged. In particular, efforts to improve the coordination of various transportation services are supported.	7.2.2 The County supports the coordination and In light of the County's aging population, continued improvements to transportation services for seniors and people with disabilities for greater access and service reliability the disabled are encouraged. In particular, efforts to improve the coordination of various transportation services are supported.	Clarify This policy strengthens the language around the County's support for coordination between various transportation services in order to improve access and reliability for seniors and people with disabilities.
7.2.3 The County encourages efforts to improve access to international and intercity bus routes and provide improved and convenient bus stops within the County for those visiting the County by bus.	7.2.3 In planning for transit, the County shall support effective and integrated transit services that offer inter- and intra-regional connections, and multi-modal connections, that are accessible to people of all ages and abilities. The County shall support coordination and collaboration with Local Municipalities, adjacent municipalities, and other	Innovate This policy expands on the existing direction for improved transit connections by identifying the County's support for inter-regional, intra-regional, and multi-modal connections that are accessible to people of all ages

Existing Policy	Recommended Policy	Rationale
	agencies, as appropriate. encourages efforts to improve access to international and intercity bus routes and provide improved and convenient bus stops within the County for those visiting the County by bus.	and abilities. This policy also notes the County's support for collaboration between different jurisdictions in order to successfully facilitate an integrated and connected transit system.
NEW POLICY	7.2.X Public transit is recognized as an important investment in supporting the County's urban areas, economy, and transportation system planning.	Innovate This new policy acknowledges the importance of public transit for transportation planning, land-use planning, economic development, and climate change mitigation. It recognizes transit as an important mode of transport that should be supported.
NEW POLICY	7.2.X The County recognizes that public transit is a sustainable modal option to connect communities and provide greater access to housing and employment opportunities across the region, particularly for those individuals and households that do not have access to other transportation mobility options.	Innovate This new policy builds on the importance of transit as a modal option, recognizing its significance in providing more equitable access to jobs and housing for those who do not have access to a private automobile. This acknowledges the relationship between land-use and transportation-planning decisions, and their impacts on marginalized communities (economic, social, racial).

Existing Policy	Recommended Policy	Rationale
NEW POLICY	7.2.X The County shall encourage Local Municipalities to explore local transit feasibility where appropriate, and to identify local transit corridors as part of their local Official Plans where appropriate.	The term “sustainable” should be added to the glossary. Innovate
NEW POLICY	7.2.X The County shall encourage a pedestrian-friendly and barrier-free design for transit facilities, which may include, but is not limited to, providing covered bus shelters, suitable lighting, signage, street furniture, and shade trees.	This new policy encourages existing and future transit services in the local municipalities. Innovate
SECTION 7.3 – CYCLING AND WALKING TRAILS		
7.3 Cycling and Walking Trails	7.3 Active Transportation Cycling and Walking Trails	Innovate
		This new policy broadens the focus away from trails to active transportation as a whole. This builds on previous proposed policy directions regarding a multi-modal and comprehensive transportation system and is inclusive of new policies supporting active transportation and its integration in the community.

Existing Policy	Recommended Policy	Rationale
7.3.5 The County may assist local municipalities in the preparation of a trail system Master Plan, where so desired. NEW POLICY	7.3.5 The County shall encourage may assist Local Municipalities in the preparation of a trail system an Active Transportation Master Plan, in compliance with the policies of this Plan where so desired. 7.3.X The County should prepare an Active Transportation Master Plan to support a County-wide active transportation network.	Clarify This policy clarifies the County's support for Local Municipalities to prepare their own Active Transportation Master Plan. Innovate This new policy provides the County with the option to undertake a County-wide Active Transportation Master Plan, which would strengthen the investment in and support for active transportation infrastructure. Consistent This new policy is consistent with PPS (2024) 3.9.1 regarding the planning and design of healthy, active, and inclusive communities. Innovate This new policy further emphasizes the importance in ensuring active transportation linkages between key areas in the County such as mainstreets and adjacent neighbourhoods, places of employment, tourism districts, and transit stations. This supports
NEW POLICY	7.3.X The County and Local Municipalities shall work together to facilitate active transportation and community connectivity by providing safe, connected, comfortable, and accessible pedestrian and cycling facilities that meet the needs of people of all ages and abilities. This includes active transportation linkages from strategic growth areas, downtown mainstreets, commercial areas, adjacent neighbourhoods, tourism districts, places of employment, and transit stations.	

Existing Policy	Recommended Policy	Rationale
NEW POLICY	7.3.X Transit-oriented development, mixed use development, and higher residential densities are encouraged in Urban Centres and Urban Settlements, appropriate to the local community context, to minimize walking distances, promote increased quality of life, and facilitate active transportation within the community.	existing land-uses and a compact built form. Innovate This new policy outlines the connections between mixed- and transit-supportive land-uses, higher densities, and a compact built form in supporting active transportation.
NEW POLICY	7.3.X The County shall encourage pedestrian-oriented and active transportation friendly planning and design, through human-centric streetscaping, urban design, mixed-uses, and compact built forms.	Innovate This new policy acknowledges the importance of integrating active transportation in the design of our communities ranging from streetscape design, urban design, and land-use planning, which supports active transportation as a whole.
NEW POLICY	7.3.X The County shall support active transportation through public realm improvements and transit facilities. This may include safe and separated cycling facilities, bicycle racks and storage at transit stops, bicycle racks on buses, better access for pedestrians and cyclists at transit stops and terminals, commuter lots, and more, where feasible and appropriate.	Innovate This new policy outlines the County's support for various public realm and transit improvements and enhancements that support active transportation.

SECTION 7.4 – AIRPORT

Existing Policy	Recommended Policy	Rationale
NEW POLICY	7.4.X The Airport and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, in accordance with provincial guidelines, standards and procedures. 7.4.X Where avoidance is not possible in accordance with Policy 7.4.X, the County and City of Sarnia shall protect the long-term operational and economic viability of the Airport by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to the Airport are minimized and mitigated in accordance with provincial guidelines, standards and procedures.	Consistent This new policy is consistent with PPS (2024) 3.4.1 and 3.5.1 regarding land-use compatibility between airports and sensitive land-uses.
NEW POLICY	7.4.X The Airport shall be protected from incompatible land uses and development by: a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;	Consistent This new policy is consistent with PPS (2024) 3.4.2 regarding the protection of the airport from incompatible land-uses.

Existing Policy	Recommended Policy	Rationale
	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; and c) prohibiting land uses which may cause a potential aviation safety hazard.	
	SECTION 7.6 – RAILWAYS	
7.6.1 This Plan acknowledges the importance of rail infrastructure and its important role in long-term economic growth and efficient movement of goods and people. The County supports protection of rail corridor and yard viability and ultimate capacity. The County supports strategic infrastructure improvements including giving consideration for targeted grade separations. Railway operators are encouraged to maintain existing facilities and services within the County.	7.6.1 This Plan acknowledges the importance of rail infrastructure and its important role in long-term economic growth and efficient movement of goods and people. The County supports the protection of the rail corridor and yard viability and ultimate capacity for the long-term. The County supports strategic infrastructure improvements including giving consideration for targeted grade separations. Railway operators are encouraged to maintain existing facilities and services within the County.	Consistent This policy is consistent with PPS (2024) 3.3.2 and 3.4.1 regarding the protection of major infrastructure corridors for the long-term.
7.6.4 The protection of abandoned railway rights-of-way for other uses is encouraged. Dissolving an existing right-of-way by conveying the land to abutting	7.6.4 The protection of abandoned railway rights-of-way for other uses that maintain the continuous linear characteristics is encouraged.	Consistent This policy is consistent with PPS (2024) 3.3.4 regarding the

Existing Policy	Recommended Policy	Rationale
owners is discouraged, to ensure the availability of the right-of-way should rail transportation become important in the future.	Dissolving an existing right-of-way by conveying the land to abutting owners is discouraged, to ensure the availability of the right-of-way should rail transportation become important in the future.	preservation and reuse of abandoned railway corridors.
NEW POLICY	7.6.X The County shall not permit development in planned railway corridors that could preclude or negatively affect the use of the railway corridor. New development proposed on adjacent lands to existing or planned railway corridors should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the railway corridor.	Consistent This new policy is consistent with PPS (2024) 3.3.3 regarding development adjacent to a railway corridor.
NEW POLICY	7.4.X The railway corridor and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, in accordance with provincial guidelines, standards and procedures.	Consistent This new policy is consistent with PPS (2024) 3.4.1 and 3.5.1 regarding land-use compatibility between railway corridors and sensitive land-uses.
NEW POLICY	7.4.X Where avoidance is not possible in accordance with Policy 7.4.X, the County and Local Municipalities shall protect the long-term operational and	Consistent This new policy is consistent with PPS (2024) 3.4.1 and 3.5.2

Existing Policy	Recommended Policy	Rationale
	economic viability of the railway corridor by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to the railway corridor are minimized and mitigated in accordance with provincial guidelines, standards and procedures. SECTION 7.10 – WATER AND SANITARY AND STORM SEWERS Goal: To encourage the development of Centres and Settlements on full urban services, to minimize development on private services, and to encourage expansions and improvements to distribution, collection, and treatment systems when required to accommodate new growth or to alleviate environmental concerns. To encourage prioritize the development of Centres and Settlements on fully urban-serviced lands, to minimize development on private services, and to encourage expansions and improvements to distribution, collection, and treatment systems when required to accommodate new growth or to alleviate environmental concerns. To plan for safe, clean drinking water and long-term water and wastewater services that are safe, well-managed, and sustainable; To apply an integrated approach to water management that reduces water demand, achieves efficiency of water	regarding the protection of the railway corridors from incompatible land-uses. Consistency The goal has been updated to ensure that the policy direction of this chapter aligns with PPS 3.6.1 by protecting human health, safety, and the natural environment, including water quality and quantity, and promoting water and energy conservation and efficiency.

Existing Policy	Recommended Policy	Rationale
7.10.1 Full municipal water and sewage services, including communal sewage treatment systems, is the preferred method for servicing except as provided in section 3.2, the Growth Strategy. Consistent with the County's Development and Growth Strategy, the majority of growth will occur on full municipal services. Use of private individual water and/or septic systems is permitted where full municipal services are not practical or feasible in which case very limited development may occur on municipal water and private septic systems provided site conditions are suitable for the long term provision of such services with no negative impacts, and only used for infilling, minor rounding out of existing development; or to address failed individual on-site sewage services in existing development, provided such development is consistent with natural heritage goals, provided vulnerable	use, and protects, improves or restores water quality and quantity; To encourage municipal wastewater systems to reduce future treatment capacity requirements, optimize the use of existing wastewater treatment plans, and protect, improve, or restore water quality and quantity; Full municipal water and sewage services, including communal sewage treatment systems, is the preferred method for servicing for all settlement areas, where except as provided in section 3.2, the Growth Strategy. Consistent with the County's Development and Growth Strategy, the majority of growth is anticipated to will occur on full municipal services. 7.10.X The Use of private individual or communal water and/or private individual or communal septic systems must be consistent with the Provincial Planning Statement and shall only be-is permitted where full municipal services are not available, practical planned or feasible in which case very limited development may occur.	Consistent This policy update is consistent with PPS 3.6.2 which emphasizes the preferred form of servicing for settlement areas is municipal sewage and water services. Clarify This policy has been reorganized to improve readability by clearly distinguishing between fully serviced and partially serviced areas. This provides clearer guidance for implementation. Consistent This policy update is consistent with PPS 3.6.3, which permits private or communal water and septic systems where full municipal services are unavailable, unplanned or unfeasible.

Existing Policy	Recommended Policy	Rationale
surface and ground water areas are protected and where possible restored and/or improved. The use of private septic systems for development within settlements shall only be permitted if the development is serviced by municipal water services and only in compliance with the conditions contained in Section 3.2.6.	7.10.X The use of partial services shall only be used where necessary to address failed individual on-site sewage services and individual on-site water services in existing development, within settlement areas, and only used to allow for infilling, minor rounding out of existing development on partial services; or provided such development: a) is within the reserve sewage and water system capacity; and b) on municipal water and private septic systems provided meet site conditions that are suitable for the long term provision of such services with no negative impacts. c) is consistent with natural heritage goals, provided vulnerable surface and ground water areas are protected and where possible restored and/or improved. The use of private septic systems for development within settlements shall only be permitted if the development is serviced by municipal water services and only in compliance with the conditions contained in Section 3.2.6.	Consistent This policy update is consistent with PPS 3.6.4, 3.6.5 and 3.6.6 by ensuring that partial services are only used in settlement areas to address failed on-site sewage or water services.
7.10.3 In accordance with Provincial Policy, the requirements of the Ontario Ministry of Environment and Climate	7.10.3 In accordance with Provincial Policy Planning Statement , the requirements of the Ontario Ministry of	Clarify This revision updates terminology to reflect the new title of the PPS

Existing Policy	Recommended Policy	Rationale
Change, and Section 3.5.2 of this Plan, no extension to an existing urban designation as shown on Map 1 will be approved unless an approved municipal or municipal communal sewage treatment system with adequate uncommitted reserve capacity exists to serve the new development area. 7.10.4 In recognition of the water quality and quantity problems that are experienced in much of the rural area, the extension of municipal water to serve existing rural development is encouraged provided: a) it is needed to address failed private services or to provide a more reliable quality and quantity of water; and b) it is not being installed for the purpose of encouraging the establishment of new non-farm development in the rural area. NEW POLICY	Environment, Conservation, and Parks Climate Change, and Section 3.5.2 of this Plan, no extension to an existing urban designation as shown on Map 1 will be approved unless an approved municipal or municipal communal sewage treatment system with adequate uncommitted reserve capacity exists to serve the new development area. Delete. 7.10.X Local Municipalities are to review the long-term impacts of private on-site water and wastewater servicing on the environmental health, rural character, and feasibility of other forms of servicing as consistent with the Provincial Planning Statement. Once this review is complete, local Official Plans should be amended to incorporate additional policies	2024, now referred to as the Provincial Planning Statement. Consistent The updated PPS 3.6.6 wording does not address the extension of partial services into rural areas. It is recommended that this policy be deleted to maintain consistency with the current PPS. Consistent This new policy is consistent with PPS 3.6.4, which requires Local Municipalities to assess the long-term impacts of private on-site water and wastewater services on environmental health, and the financial viability and feasibility of other servicing options.

Existing Policy	Recommended Policy	Rationale
7.10.12 Local municipalities shall comply with recommended buffer separation guidelines as presented in MOECC's D-2 Guideline, or successor document, for compatibility between sewage treatment works and sensitive land uses and are encouraged to identify in their official plans and/or zoning by-laws the locations of municipal and communal sewage treatment works in Lambton County or adjoining Counties within 400 metres of sensitive land uses.	pertaining to the long-term use of on-site private water and wastewater services. Local municipalities shall comply with recommended buffer separation guidelines as presented in MOECC's Ministry of Environment, Conservation and Parks (MECP) D-2 Guideline, or successor document, for compatibility between sewage treatment works and sensitive land uses and are encouraged to identify in their official plans and/or zoning by-laws the locations of municipal and communal sewage treatment works in Lambton County or adjoining Counties within 400 metres of sensitive land uses.	Clarify This revision updates terminology to reflect the new title of the MOECC (<i>Minister of Environment and Climate Change</i>), now referred to as the <i>Ministry of Environment, Conservation and Parks</i>.
NEW POLICY	The County encourages Local Municipalities to adopt innovative water/wastewater and energy efficiency methods such as grey water reuse, rainwater harvesting, naturalized wastewater treatment, and water recycling in their water and wastewater systems.	Consistent and Innovate This new policy is consistent with PPS 3.6.1 c), which promotes water and energy conservation and efficiency. It encourages innovative approaches to achieve these objectives.
NEW POLICY	7.10.X The County shall carry out the regular maintenance and inspection of County stormwater infrastructure to ensure that they are built, maintained, and financially sustained for the lifecycle of the asset in accordance with applicable legislation and guidelines.	Consistent This new policy is consistent with PPS 3.6.8 a) which ensures that systems are optimized, retrofitted as appropriate, and financially sustained throughout their life cycle.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	7.10.X Stormwater on County roads shall be managed to protect the natural environment, maintain the County's infrastructure, provide resiliency for a changing climate, and minimize damage to people and property.	Consistency This new policy is consistent with PPS 3.6.8 d) by ensuring stormwater on County roads is managed to protect human health, safety, property, and the environment.
NEW POLICY	7.10.X Stormwater management reports/plans, acceptable to the applicable approval authorities (County, Local Municipalities, local Conservation Authorities, and/or the Ministry of the Environment, Conservation and Parks) will generally be required in advance of draft approval of subdivision plans or site plans, in accordance with acceptable design principles and practices. For those developments located adjacent to or in the vicinity of a Provincial Highway, Stormwater Management plans and reports must be reviewed and approved by the Ministry of Transportation.	Innovate This new policy requires reports and plans, prior to draft approval or subdivision or site plans. Developments near Provincial Highways require additional review by the Ministry of Transportation to ensure approved design principles and practices are applied.
NEW POLICY	7.10.X The County shall support Local Municipalities to prepare subwatershed plans and asset management plans to support planned growth. These plans should consider and integrate the impacts of climate change in planning for new and retrofitting existing stormwater infrastructure.	Innovate PPS 3.6.8 g) speaks to comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale. This new policy supports the PPS direction.

Existing Policy	Recommended Policy	Rationale
SECTION 7.11 – WASTE MANAGEMENT		
7.11.7 Any development, or change of use, on or within 500 metres of the perimeter of an active or closed waste disposal site, located in Lambton County or adjoining Counties, will be subject to consultation with the Ontario Ministry of Environment and Climate Change before any zoning by-law, zoning by-law amendment, official plan, official plan amendment, or other Planning Act approval is adopted or granted for such lands. A study may be required to be undertaken by a qualified professional that evaluates the presence and impact of environmental contaminants including but not necessarily limited to methane gas and leachate. The study will address the feasibility of mitigation measures if required. If it is found that a potential adverse effect or potential risk to health and safety does exist, development may be restricted and /or refused.	Any development, or change of use, on or within 500 metres of the perimeter of an active or closed waste disposal site, located in Lambton County or adjoining Counties, will be subject to consultation with the Ontario Ministry of Environment and Climate Change , Conservation and Parks and before any zoning by-law, zoning by-law amendment, official plan, official plan amendment, or other Planning Act approval is adopted or granted for such lands. As a minimum, a A study may will be required to be undertaken by a qualified professional that evaluates the presence and impact of environmental contaminants including but not necessarily limited to methane gas and leachate. The study will address the feasibility of mitigation measures if required. If it is found that a potential adverse effect or potential risk to health and safety does exist, development may be restricted and /or refused.	Clarify This revision updates terminology to reflect the new title of the MOECC (<i>Minister of Environment and Climate Change</i>), now referred to as the <i>Ministry of Environment, Conservation and Parks</i>. The recommended revision is consistent with PPS 5.3.2, requires that sites with contaminants in land or water be assessed.
7.11.2 In addition to waste diversion, the County encourages strategies that would reduce potential waste (e.g. packaging and advertising materials) from even entering households and places of business. The County supports a greater emphasis on maximizing value from	In addition to waste diversion, the County encourages strategies that would reduce potential waste (e.g. packaging and advertising materials) from even entering households and places of business. The County supports a greater emphasis on	Clarify The recommended policy provides clearer direction by replacing “encouraged” with more definitive language. It emphasizes not only waste diversion but also

Existing Policy	Recommended Policy	Rationale
waste. The reduction, reuse and recycling of waste are all encouraged however, to extend the life of landfill sites.	maximizing value from waste. The County in conjunction with Local Municipalities will undertake programs for the reduction, reuse and recycling of waste at source, are all encouraged however, to extend the life of landfill sites. provided the programs and facilities are environmentally, socially, economically and technically sound.	waste reduction at the source, reuse, and recycling.
NEW POLICY	7.11.X The County encourages the industrial, commercial, and institutional sectors to develop waste reduction programs that support the County's waste management goals.	Innovate There is currently no policy encouraging the industrial, commercial, and institutional sectors to implement waste reduction programs. This new policy promotes initiatives in these sectors that support the County's overall waste management goals.

3.6. Administration and Consolidation Policies

3.6.1. Section Purpose

This section outlines administration and consolidation related policies, which are primarily contained in Section 1 Introduction and Section 10 Implementation Mechanisms of the County's Official Plan. Section 1 includes policies on the legislative framework, description, purpose and effect of the Plan, the role of the County and its relationship with Local Municipalities, the basis and assumptions of the Plan, and its overall organization. Section 10 addresses policies related to financial management, development approvals, the Committee of Adjustment, severances, subdivisions and condominiums, conformity of local municipal Official Plans, monitoring, plan review and updates, public consultation, interpretation, and amendments. New policies have also been introduced for preparing Community Improvement Plans (CIP), site plan control, pre-consultation requirements, complete applications, and supporting studies to reflect recent legislative changes.

3.6.2. Summary Overview of Policy Changes

The recommended policy directions in this section update and consolidate administrative and implementation policies of the County's Official Plan. Revisions modernize terminology by ensuring consistent references to the "County of Lambton," "local municipalities," the "County Official Plan," and other official titles, and update agency and legislative references to reflect the Provincial Planning Statement (2024) and the Ministry of Environment, Conservation and Parks. Outdated or largely descriptive text has been streamlined or removed, while existing policies have been revised or new policies have been suggested to align with recent legislative changes.

Policy updates reinforce the County's role in coordinating growth management and confirm requirements for local municipal conformity with the County Official Plan in accordance with the *Planning Act*. The planning horizon has been extended to 2051, with direction to ensure housing supply, affordability, agricultural protection, and climate change considerations are integrated into local municipal Official Plans.

New policies have been suggested to enhance financial management by supporting the use of innovative funding tools, encouraging collaboration with Local Municipalities, and securing resources from senior levels of government. Revisions also strengthen the policy framework for lot creation, consents, subdivisions, and condominiums, with updated criteria for approvals, clarity on responsibilities, and alignment with provincial requirements such as lapsing timelines for subdivision and site plan approvals.

The implementation section has been expanded to include comprehensive monitoring policies, Indigenous consultation protocols, and improved public engagement provisions. New requirements for pre-consultation, complete applications, and supporting studies ensure that development proposals are scoped, professionally prepared, and consistent

with legislative requirements. Together, these revisions provide a clearer and responsive framework for implementing the County's Official Plan and supporting long-term growth.

3.6.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
TERMINOLOGY UPDATES		
The following terms have been used throughout the document: - County of Lambton - Lambton County - The County	County of Lambton (or “the County”)	Terminology has been revised to consistently reference “the County of Lambton” (or “the County”) throughout the document to ensure clarity and maintains consistency in the use of the term.
The following terms have been used throughout the document: - Official Plan Lambton County - County Official Plan - The Plan - Lambton County Official Plan - Official Plan for the County of Lambton - The Official Plan - County Plan - Official Plan for the County	Lambton County Official Plan (or “County Official Plan” or “this Plan”).	Terminology has been revised to consistently reference “Lambton County Official Plan” (or “the County Official Plan” or “the/this Plan”) throughout the document to ensure clarity and maintains consistency in the use of official names.
The following terms have been used throughout the document: - Local municipalities - Municipalities - Member municipalities - Lambton County municipalities - Lambton County and its municipalities	Local Municipalities	Terminology has been revised to consistently reference “local municipalities” throughout the document to ensure clarity and maintains consistency in the use of the term.

Existing Policy	Recommended Policy	Rationale
- municipalities within Lambton County The following terms have been used throughout the document: - local Official Plan - local municipal official plans.	Local Municipal Official Plan	Terminology has been revised to consistently reference “local municipal Official Plan” throughout the document to ensure clarity and maintains consistency in the use of the term.
Provincial Policy Statement	Provincial Planning Statement	Terminology has been revised to reflect the new title of the PPS 2024, now referred to as the <i>Provincial Planning Statement</i> .
Ministry of Environment and Climate Change	Ministry of Environment, Conservation and Parks	Terminology has been revised to reflect the new title <i>Ministry of Environment, Conservation and Parks</i>
Ministry of Natural Resources and Forestry	Ministry of Natural Resources	Terminology has been revised to reflect the new title of <i>Ministry of Natural Resources</i>
SECTION 1.1 – POLITICAL, POLICY AND LEGISLATIVE FRAMEWORK		
The County of Lambton is comprised of 11 local municipalities, ranging from highly urbanized to predominantly rural municipalities. Consequently, the County and its local municipalities face a wide range of planning issues. Since the approval of the last Official Plan Lambton County was restructured and 20 municipalities have become 11 municipalities, new Provincial Policy Statements have been issued, and the	The County of Lambton (or “the County”) is comprised of 11 local municipalities, ranging from highly urbanized to predominantly rural municipalities. Consequently, the County and its local municipalities face a wide range of planning issues. Delete existing text and replace with the following:	Terminology has been revised to consistently reference “the County of Lambton” (or “the County”) throughout the report to ensure clarity and maintains consistency in the use of official names. Clarify Section 26(1) of the <i>Planning Act</i> establishes the statutory requirement for Official Plan reviews and updates to ensure

Existing Policy	Recommended Policy	Rationale
<i>Green Energy Act</i> was enacted. In addition, regular Official Plan reviews are required under Section 26(1) of the <i>Planning Act</i> (RSO 1990 as amended). Various updates and additions have been made to the sections of this Plan so that the County Official Plan remains relevant to changing demographics, land use changes, and emerging topics in planning. The 2016 updated County Official Plan provides a Lambton context for the application and interpretation of the Provincial Policy Statement by the local municipalities through their official plans. Once the updated County Official Plan takes effect, it will be deemed to be consistent with Provincial Policy, and any local planning documents and decisions which conform to this Plan must also be consistent with the Provincial Policy Statement. The Province has produced a number of documents, which provide guidance on how to interpret and apply various policies within the Provincial Policy Statement. These documents are therefore reflected in this Plan and are relevant to its interpretation. These documents include, but are not necessarily limited to the Understanding Natural Hazards technical	Section 26(1) of the <i>Planning Act</i> requires revisions to this Official Plan such that, 1. The County and local municipalities conform with Provincial Guidelines, provided by the Province from time to time related to matters of Provincial Interest, in the decision-making process. 2. It has regard to the matters of provincial interest listed in Section 2 of the <i>Planning Act</i>. This Official Plan has been prepared to implement the matters of Provincial Interest. 3. It is consistent with the Provincial Planning Statement. Provincial interests and policies have been supported and integrated throughout the Plan. A comprehensive review of the County's land needs and revision to the Official Plan will occur no less frequently than 10 years after it comes into effect as a new Official Plan and every five years thereafter, as per Section 26 (1.1) of the <i>Planning Act</i>.	consistency with Provincial Planning Statements and relevant legislation. The existing text consists of descriptive, procedural, historical context and prior policy guidance. Replacing the existing text with a concise reference to Section 26(1) of the <i>Planning Act</i> streamlines the Plan.

Existing Policy	Recommended Policy	Rationale
guide, the Natural Heritage Reference Manual, the Minimum Distance Separation Document, and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. This Plan's mapping also includes features identified by other sources which are provided as relevant information or in fulfillment of requirements under Provincial Policy or other legislation. These sources include but are not necessarily limited to the Natural Heritage Information Centre (NHIC); the Ontario Wetland Evaluation System (OWES); the local source protection plans under the Clean Water Act; the Oil, Gas, and Salt Resources Library; the Ontario Geological Survey; the Ministry of Natural Resources (MNR), and the Canada Land Inventory. In addition to Ontario's Planning Act, there is a large volume of provincial and federal legislation that imposes land use restrictions or processes or is otherwise relevant to land use planning processes and decision making. This Plan attempts to incorporate or at least create awareness of the relevance of such legislation and its requirements. Relevant provincial legislation includes but is not limited to the Aggregate Resources Act; the Building		

Existing Policy	Recommended Policy	Rationale
Code Act; the Clean Water Act and source protection plans adopted pursuant thereto; the Condominium Act; the Conservation Authorities Act and its "Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses" regulations; the Drainage Act, the Endangered Species Act; the Environmental Protection Act and its "Record of Site Conditions" and "Renewal Energy Approval" regulations; the Municipal Act; the Oil, Gas, and Salt Resources Act; the Ontario Energy Board Act; the Ontario Heritage Act; the Ontario Water Resources Act; the Public Transportation and Highway Improvement Act; the Safe Drinking Water Act; and the Wilderness Areas Act. Relevant federal legislation includes but is not limited to the Fisheries Act and Species at Risk Act. Lambton County has a two-tier planning system in which planning responsibilities are divided between the County and the local level. Under this system, the County Official Plan provides an overall County planning policy framework for the development of detailed local planning policies. These detailed local policies are necessary to recognize both the common and the unique circumstances, goals and aspirations of the various local municipalities within the County. While the	Moved to Section 1.4	Clarify The text has been moved to <i>Section 1.4 Role of the County and Relationship with Local Municipalities</i> to better align with the organizational structure of the Official Plan.

Existing Policy	Recommended Policy	Rationale
traditional approach to preparing local official plans has recognized the uniqueness of individual local municipalities and has provided the necessary level of additional planning policy detail, it has also demonstrated a considerable degree of commonality between the policies of each local official plan.	SECTION 1.3 – PURPOSE AND EFFECT OF THE PLAN In particular, it establishes the framework necessary to assist local municipalities in the preparation of plans and policies which reflect local needs and circumstances, in a manner that satisfies the <i>Planning Act</i> requirements regarding the Provincial Policy Statement. Specifically, the Plan: - expresses long term intentions on the extent of growth through a management strategy for Lambton County to the year 2031; - protects agricultural lands and farming practices; - provides a framework for maintaining and improving the natural heritage features and systems of the County; - provides the terms of reference for public works and private initiatives, and functions as a standard against which the County evaluates the	Realign and Clarify Recommended revisions are to reflect current provincial directions and the County’s priorities. The revised wording shifts from “expressing long-term intentions” to directing that the County “plan for” growth and development until the intended planning horizon. The revisions also reinforce the importance of protecting the agricultural lands in the County, ensure the Plan explicitly addresses the need for a sufficient supply and mix of housing types and densities, including affordable housing, and integrate climate change considerations into planning policies.

Existing Policy	Recommended Policy	Rationale
appropriateness of such initiatives in relation to the growth management strategy; and, provides an overall County planning policy context for the development of more detailed local planning policies.	Provides a framework for protecting, maintaining and improving the natural heritage features and systems of the County; Plans for a sufficient supply and mix of housing types and densities that integrate housing that is affordable; Supports economic development and job growth throughout the County; Integrates climate change measures in planning policies; Provides the terms of reference for public works and private initiatives, and functions as a standard against which the County evaluates the appropriateness of such initiatives in relation to the growth management strategy; and, Provides an overall County planning policy context for the development of more detailed local planning policies.	

SECTION 1.4 - ROLE OF THE COUNTY AND RELATIONSHIP WITH LOCAL MUNICIPALITIES

Lambton County has a two-tier planning system in which planning responsibilities are divided between the County and the local level. Under this system, the County Official Plan provides an overall County planning policy framework for the

The ~~Lambton~~ County **of Lambton** has a two-tier planning system in which planning responsibilities are divided between the County and the local level. Under this system, the County Official Plan provides an overall County

Clarify

The text has been relocated from Section 1.1 to this section for added clarity. The text highlighted for deletion is because it is largely descriptive and no longer adds

Existing Policy	Recommended Policy	Rationale
development of detailed local planning policies. These detailed local policies are necessary to recognize both the common and the unique circumstances, goals and aspirations of the various local municipalities within the County. While the traditional approach to preparing local official plans has recognized the uniqueness of individual local municipalities and has provided the necessary level of additional planning policy detail, it has also demonstrated a considerable degree of commonality between the policies of each local official plan. The County Plan is a document that sets out County and inter-municipal interests in a manner consistent with the Provincial Policy Statement. Detailed land use policies and designations will be enunciated through local municipal official plans. Lambton County Council was delegated the authority to approve local official plans and amendments upon approval of the 1998 Official Plan by the Minister of Municipal Affairs and Housing. The County may make application to the province pursuant to section 17(10) of the <i>Planning Act</i>, R.S.O. 1990 for	planning policy framework for the development of detailed local planning policies. These detailed local policies are necessary to recognize both the common and the unique circumstances, goals and aspirations of the various local municipalities within the County. While the traditional approach to preparing local official plans has recognized the uniqueness of individual local municipalities and has provided the necessary level of additional planning policy detail, it has also demonstrated a considerable degree of commonality between the policies of each local official plan. The County Official Plan is a strategic document that sets out County and inter-municipal interests in a manner consistent with the Provincial Policy Planning Statement. Detailed land use policies and designations will be enunciated through local municipal official plans. Lambton County Council was delegated the authority to approve local official plans and amendments upon approval of the 1998 Official Plan by the Minister of Municipal Affairs and Housing. The County may make application to the province pursuant to section 17(10) of	meaningful policy direction to this section. Consistent and Clarify The additional wording focuses on the County's overarching coordination role and the distinct responsibilities of local municipalities. The direction for local Official Plans to be prepared and/or updated to conform to the County Official Plan within one year of the approval of this Plan is consistent with Section 27 (1) and (2) of the <i>Planning Act</i>.

Existing Policy	Recommended Policy	Rationale
authorization to exempt by by-law any or all official plans or proposed amendments from County approval for one or more local municipalities, with the County simply retaining the right to appeal to the Ontario Municipal Board.	the <i>Planning Act</i>, R.S.O. 1990 for authorization to exempt by by-law any or all official plans or proposed amendments from County approval for one or more local municipalities, with the County simply retaining the right to appeal to the Ontario Municipal Board Land Tribunal. The County is committed to working in partnership with local municipalities to deliver the objectives of this Plan and to engage a variety of stakeholders through local municipal planning initiatives. The County shall, in conjunction with its local municipalities, establish and maintain a formal protocol for on-going liaison on matters of mutual interest and concern. Accordingly, the Local Municipalities: 1. shall prepare and/or update local Official Plans to conform to this Plan within one year of the approval of this Plan. 2. shall update their Official Plans to bring them into conformity with this Plan, the <i>Planning Act</i>, Provincial Planning Statements, and any other	

Existing Policy	Recommended Policy	Rationale
	applicable provincial policy, legislation, and plans. 3. shall ensure that local Official Plan policies consider relevant Provincial guidelines and standards. 4. Recognize that the scope and content of respective Local Official Plans may differ in recognition of the unique circumstances within each municipality. Local Municipal Official Plans and Official Plan amendments may contain policies that are more restrictive than the policies in this Plan, but may not be more permissive than the policies established in this Plan or Provincial policy.	
SECTION 1.5 – BASIS OF THE PLAN		
Preparation of the Official Plan is based on the following: The 1998 Plan reflected the issues of the time when it was approved. Concerns such as water quality, forest cover, economic development, housing, natural heritage systems, cultural heritage resources, and waste management were significant topics and these issues remain relevant today. However, over the past several years other issues such as renewable energy, affordable housing, food access, climate change, cultural	Preparation of the Official Plan is based on the following: The 1998 Plan reflected the issues of the time when it was approved. Concerns such as water quality, forest cover, economic development, housing, natural heritage systems, cultural heritage resources, and waste management were significant topics and these issues remain relevant today. However, over the past several	Realign The revised wording identifies the County Official Plan as the Official Plan under the <i>Planning Act</i> and confirms its replacement of previous Plans. It provides transparency on the basis for the Plan by listing the studies, reports, legislation, and engagement processes that informed its development. The revision also updates the planning horizon to 2051, while recognizing flexibility

Existing Policy	Recommended Policy	Rationale
identity, and brownfield development among others, have also taken on a greater priority. Consequently, the County policy framework must be revised to reflect these changing issues. An updated Plan is required which establishes policy direction that reflects current issues, having regard for Provincial interests. In April 2014, a new Provincial Policy Introduction 1-3 Lambton County Official Plan Statement came into effect under the authority of Section 3 of the Planning Act. These policies focus on key Provincial interests related to land use planning and the Planning Act requires that, in exercising any authority that affects planning matters, planning authorities "...shall be consistent with..." the Provincial Policy Statement. The County Plan must be consistent with Provincial policies by applying them in the context of matters of County and local interest.	years other issues such as renewable energy, affordable housing, food access, climate change, cultural identity, and brownfield development among others, have also taken on a greater priority. Consequently, the County policy framework must be revised to reflect these changing issues. An updated Plan is required which establishes policy direction that reflects current issues, having regard for Provincial interests. In October 2024, a new Provincial Planning Introduction 1-3 Lambton County Official Plan Statement came into effect under the authority of Section 3 of the Planning Act. These policies focus on key Provincial interests related to land use planning and the Planning Act requires that, in exercising any authority that affects planning matters, planning authorities "...shall be consistent with..." the Provincial Planning Statement. The County Plan must be consistent with Provincial policies by applying them in the context of matters of County and local interest.	for long-term infrastructure planning.

Existing Policy	Recommended Policy	Rationale
	As a result of the legislative and policy changes, and updated growth projections, the Official Plan has been amended based on the following: i. Phase 1 Reports to the new Official Plan: • Land Needs Assessment, September 2025 • Lambton County Projections by Municipality, September 2025; ii. <i>Planning Act</i> requirements to address matters of Provincial Interest; iii. Provincial Planning Statement (2024); iv. Background Studies and Plans such as the municipal servicing and utilities reports, building permit data, subdivision statistics and more; v. Phase 2 Reports to the new Official Plan: • Policy Directions Report 2025; and, vi. Input and feedback from County Council, members of the public, local municipal partners, Indigenous communities, and	

Existing Policy	Recommended Policy	Rationale
	community-based organizations. Where a specified planning horizon is required, this Plan uses the year 2051. However, in all planning decisions, it must be considered that land-use decisions may have an impact on the County beyond this 30-year horizon. The policies of this Plan are intended to be achieved within the horizon of this Plan. However, this Plan does not limit the planning for infrastructure and public service facilities beyond the horizon of the Plan. This Plan applies to all lands within the County of Lambton.	
The Official Plan for the County is based on a number of assumptions which set the framework for policy. Specifically the Plan is based on the following assumptions: - The County population is expected to decrease to 111,367 persons by the year 2031, primarily as a function of an aging "baby-boomer" population. - The total labour force in the County is expected to be approximately 55,000 people by the year 2031.	SECTION 1.6 - ASSUMPTIONS Delete the wording in this section and replace it with: As part of the development of the County Official Plan, growth management discussions were conducted to inform the overall policy framework and directions of the Plan. The following key components are included: The County of Lambton is projected to grow to a population of 162,358 residents by the Ministry of Finance	Clarify This suggested text for deletion is because it contains historical context and no longer adds meaningful policy direction to this section. Consistent PPS 6.1.12 requires minimum density targets to be reviewed as part of an Official Plan Review.

Existing Policy	Recommended Policy	Rationale
- Despite population trends, the need for housing has been stable or increasing. Infill and redevelopment will be encouraged, but are expected to contribute only to a minor extent. The majority of anticipated growth will occur in the west Lambton Area, which is described in Chapter 3, County Development and Growth Strategy. This area is the location of major employers, and the greatest concentrations of industrial and commercial activities in the County. Other serviced areas in the County will accommodate the next highest level of development, while the rural parts of the County are anticipated to experience the lowest levels of development. - Changing demographic trends (e.g. the aging of the baby boom and the increase of non-traditional households) will have implications for the future growth of Lambton County.	Projections and employment is projected to grow to 53,120 jobs by 2051. - There is sufficient urban area lands within the Urban Centres and Urban Settlements of Brooke-Alvinston, Dawn-Euphemia, Lambton Shores, Oil Springs, Petrolia, Plympton-Wyoming, Point Edward and Warwick to accommodate population, housing, and population-related employment to 2051. - The City of Sarnia and the Township of St. Clair are anticipated to require a settlement area boundary expansion to accommodate land needs for housing. The Township of Enniskillen is also anticipated to require additional land for housing, subject to available servicing capacity to accommodate this growth. 10% of all industrial job growth will be accommodated through intensification. 10% of new commercial and institutional jobs will be accommodated through intensification.	The revised wording provides updated assumptions based on the Land Needs Assessment.

SECTION 1.7 - PLAN PREPARATION, FORMAT AND INTERPRETATION

Existing Policy	Recommended Policy	Rationale
Renumber and Retitle this Section In 1995, a comprehensive planning program was initiated to prepare a new Official Plan for the County of Lambton. This program involved establishing a Public Focus Group (PFG) comprised of approximately 100 representatives from special interest groups and the general public. A Technical Advisory Group (TAC) was also established and included representatives from Provincial Agencies, Conservation Authorities, the City of Sarnia Planning and Development Department, and the Lambton County Clerks Association. Regular meetings were held with the PFG, the TAC and the Lambton County Clerks Association. Input from these groups was incorporated into the background research papers that were prepared in support of the 1998 Official Plan. The updated version of the Plan was commenced in 2011 with an initial public meeting, followed by the completion and circulation of background reports and issue papers on current topics needing to be addressed.	Plan Preparation, Format and Interpretation Organization of the Plan This wording is to be deleted.	Clarify The new title reflects the section's content, which outlines how the Official Plan is structured and organized for use. Clarify This suggested text for deletion is because it is largely descriptive of the prior process, containing historical context, and no longer adds meaningful policy direction to this section.

Existing Policy	Recommended Policy	Rationale
The list of background issue papers includes: - No. 1 Provincial Policy Statement (2005), Relation to the Provincial Plan - No. 2 Water: Source, Supply, and Use - No. 3 Brownfields and Their Role in Community Development - No. 4 Agriculture - Supplemental Report to No. 4 - Minimum Farm Lot Size - No. 5 Economic Development - No. 6 Renewable Energy - No. 7 Telecommunications - No. 8 Natural Heritage - No. 9 Culture and Heritage - No. 10 Climate Change - No. 11 Affordable Housing - No. 12 Population, Housing, and Employment - No. 13 Subdivision Design, Condominium Design - No. 14 Building Healthy and Active Communities In addition to the updates recommended in the background reports, consistency with the 2014 version of the Provincial Policy Statement, released after the completion of the background reports, has also been incorporated into the process. The end result of this exercise has been the preparation of a comprehensive updated		

Existing Policy	Recommended Policy	Rationale
Plan for Lambton County which is organized in the following manner: Chapter 1: The introduction details the basis and assumptions underlying the Plan, and is provided for information purposes only. Chapters 2 to 10: These nine chapters provide the written policies of the County Plan. Each chapter in the Plan is introduced by paragraphs of explanation in italics followed by goals and policies. The paragraphs of explanation provide contextual background, facts, and assumptions to assist in the interpretation of the policies and to help clarify the general intent of the Plan. Maps and Appendices: Maps and Appendices are found at the end of the Plan. The maps, which form part of this Plan, provide an illustration of the overall growth strategy and natural heritage system for the County. The appendices define several terms used in the Plan and provide additional mapping of features the geography of which is relevant to the Plan but maintained by others external to the County.	Chapter 1: The Introduction details identifies the legislative basis for the Plan, the County's planning context, the relationship with Local Municipalities in implementing the Plan, the basis and assumptions underlying the Plan, and an outline of the Plan's structure and organization. is provided for information purposes only. Chapters 2 to 10: These nine chapters provide the written policies of the County Plan. Each chapter in the Plan is introduced by paragraphs of explanation in italics followed by goals and policies. The paragraphs of explanation provide contextual background, facts, and assumptions to assist in the interpretation of the policies and to help clarify the general intent of the Plan. Maps and Appendices: Maps and Appendices are found at the end of the Plan. The maps, which form part of this Plan, provide an illustration of the overall growth strategy and natural heritage system for the County. The appendices define several terms	Clarify The revised wording provides clarity on the contents included in the Introduction Chapter.

Existing Policy	Recommended Policy	Rationale
	used in the Plan and provide additional mapping of features the geography of which is relevant to the Plan but maintained by others external to the County.	
NEW POLICY	SECTION 10.1 – FINANCIAL MANAGEMENT 10.1.X Where possible, the County shall use financial mechanisms available to it under any legislative authority, including the <i>Municipal Act</i> , <i>Development Charges Act</i> , <i>Planning Act</i> , and any other applicable legislation.	Innovate This policy is recommended to ensure the County maximizes the use of available financial tools under provincial legislation to support growth and infrastructure.
NEW POLICY	10.1.X The County will use, and encourage Local Municipalities to use targeted tax increment financing and other financial tools such as front ending agreements and cost sharing agreements as required to achieve the planned growth in this Plan, and to encourage the construction of affordable housing units and to support regional economic development goals.	Innovate This policy emphasizes the County's commitment to using innovative financial tools to help implement the growth framework of the Plan.
NEW POLICY	10.1.X The County shall seek the maximum revenues possible from senior levels of government to compensate for any federal or provincial responsibilities transferred to it in relation to the provision of public infrastructure, community soft services, and land use planning. The County and Local Municipalities will coordinate and	Innovate This new policy ensures that the County proactively secures funding from senior levels of government and reinforces the importance of collaboration between the County and Local Municipalities to optimize financial resources.

Existing Policy	Recommended Policy	Rationale
	collaborate on financial expenditures related to services for development.	
NEW POLICY	SECTION 10.4 – GENERAL SEVERENCE POLICIES 10.4.1 The County has delegated approval authority for consent applications to the Local Municipalities.	Consistent and Clarify This new policy is consistent with <i>Planning Act</i> Section 54 (1) which allows an upper-tier municipality to delegate the authority for giving out consents to a lower-tier municipality. It aligns with the Official Plan and existing planning practice within the County.
NEW POLICY	10.4.2 Applications to create lots through the consent to sever process will continue to be the responsibility of Local Municipalities in accordance with the policies contained in local Official Plans which are required to be in conformity with the policies contained herein and to be consistent with Provincial Policy. The County may comment on consent applications particularly those that involve lands abutting County Roads. Consents shall not be granted if the application is contrary to the policies of this Plan or local Official Plans. Appeals may be lodged by the County for approved consent applications that are contrary to the policies of this Plan.	Clarify This policy clarifies the division of responsibilities between the County and Local Municipalities for consent to sever applications.
10.4.1 Lots created by consent will meet the following requirements:	Lots created by consent will meet the following requirements: In commenting	Clarify

Existing Policy	Recommended Policy	Rationale
a) all lots are to front on a public road; b) despite the foregoing policy, municipalities may develop specific local Official Plan policies to deal with infill development on existing private roads; c) the creation of a lot will not result in a landlocked parcel; d) the lot must be provided with adequate services, including the provision of a satisfactory sanitary sewerage system and a potable water supply; e) no consent will be granted for land that has a natural or human-made hazard; f) no consent will be granted which will have a negative effect on significant natural areas, including significant woodlands and Areas of Natural and Scientific Interest; g) the lot and its intended use must conform to the local municipality's zoning bylaw. Where necessary, the consent granting authority may require appropriate zoning amendments or minor variances as a condition of approval; h) lots created by consent should neither create nor contribute to ribbon development along roads where services or development does not exist;	on applications for consent, the County shall review the following: a) all lots are to front on a public road; The need for the consent as established in the policies of the Local Municipal Official Plan; b) despite the foregoing policy, municipalities may develop specific local Official Plan policies to deal with infill development on existing private roads; The requirements of the <i>Planning Act</i> for consents; c) the creation of a lot will not result in a landlocked parcel; The policies of this Plan; d) The policies of the Provincial Planning Statement e) the lot must be provided with adequate services, including the provision of a satisfactory sanitary sewerage system and a potable water supply; f) no consent will be granted for land that has a natural or human-made hazard; g) no consent will be granted which will have a negative effect on significant natural areas, including significant woodlands and Areas of Natural and Scientific Interest;	The added policies provide a more comprehensive criteria for evaluating lot creation applications. The revised policies reference the <i>Planning Act</i>, local Official Plan policies, the County Official Plan, agricultural policies of the PPS, and the County's transportation network.

Existing Policy	Recommended Policy	Rationale
i) Compliance with Section 4.2 of this Plan is required when dealing with consents in Agricultural Areas; j) municipalities should consider when a plan of subdivision is a more appropriate process of lot creation than consents. The municipality should consult with the County in this regard; and, k) a local municipality's official plan should consider detailed policies dealing with lot creation.	h) the lot and its intended use must conform to the local municipality's zoning bylaw. Where necessary, the consent granting authority may require appropriate zoning amendments or minor variances as a condition of approval; i) lots created by consent should neither create nor contribute to ribbon development along roads where services or development does not exist; j) Compliance with Section 4.2 of this Plan is required when dealing with consents in Agricultural Areas, and the agricultural policies of the Provincial Planning Statement and this Plan; k) Local municipalities should consider when a plan of subdivision is a more appropriate process of lot creation than consents. The municipality should consult with the County in this regard; and, l) a local municipality's official plan should consider detailed policies dealing with lot creation. The County transportation network, including active transportation.	
SECTION 10.5 – GENERAL PLAN FOR SUBDIVISION POLICIES		
NEW POLICY	10.5.X The plan of subdivision process is required for lot creation where four or	Clarify

Existing Policy	Recommended Policy	Rationale
10.5.4 In making a decision or imposing conditions of approval, the County as the subdivision approval authority may also take into consideration matters including, but not limited to: a) the provision of water and sanitary and other services consistent with Section 3.2.6; b) the provision of stormwater quality and quantity management and potential impacts to drainage of abutting lands; c) provision of adequate access to lots within the plan without creating traffic hazards; d) the delivery of emergency services, including the provision of sufficient points of access; e) the conveyance of lands to the municipality for public use; f) linkages and walkways to parks, open spaces, or public gathering areas such	more new lots result from the application or where a service extension is required except where lot frontages for the new lots currently exist on a public road. Notwithstanding, in existing registered plans of subdivision, the reconfiguration of lots can occur through the use of deeming by-laws in conjunction with the consent process and/or part lot control. 10.5.4 In making a decision or imposing conditions of approval, the County as the subdivision approval authority may also take into consideration matters including, but not limited to: a) the provision of water and sanitary and other services consistent with Section 3.2.6; b) the provision of stormwater quality and quantity management and potential impacts to drainage of abutting lands; c) All new lots created by plan of subdivision must front onto and obtain their access from a municipally owned and maintained public road. There must be provision of adequate access to lots within the plan without creating traffic hazards;	This new policy clarifies the circumstances under which a plan of subdivision is required and also confirms the accommodation of re-lotting within existing registered plans. Clarify The revisions provide current guidance for plans of subdivision, ensuring new lots have direct access to municipally maintained public roads, and compliance with the <i>Planning Act</i>, the County Official Plan, and the applicable local Official Plan. The revision also updates the reference to the Ministry of Environment to reflect the current agency name.

Existing Policy	Recommended Policy	Rationale
as schools or commercial nodes where options exist; g) designs that facilitate healthy, active communities; h) taking into consideration accessibility needs and the needs of pedestrians and non-motorized transportation; i) appropriate standards of urban design and green initiatives; j) compatibility with adjacent land uses and Ministry of Environment and Climate Change D-Series Guidelines, or their successor; k) ensuring the presence of any natural or man-made constraints are avoided and addressed; and l) such conditions to the approval of a plan of subdivision that in the opinion of the approval authority are reasonable and have regard for the nature of the development proposed for the subdivision.	d) the delivery of emergency services, including the provision of sufficient points of access; e) the conveyance of lands to the municipality for public use; f) linkages and walkways to parks, open spaces, or public gathering areas such as schools or commercial nodes where options exist; g) designs that facilitate healthy, active communities; h) taking into consideration accessibility needs and the needs of pedestrians and non-motorized transportation; i) appropriate standards of urban design and green initiatives; j) compatibility with adjacent land uses and Ministry of Environment and Climate Change, Conservation and Parks D-Series Guidelines, or their successor; k) ensuring the presence of any natural or man-made constraints are avoided and addressed; and l) such conditions to the approval of a plan of subdivision that in the opinion of the approval authority are reasonable and have regard for the nature of the development proposed for the subdivision.	

Existing Policy	Recommended Policy	Rationale
	m) The County shall approve only those plans of subdivision which comply with the provisions of the <i>Planning Act</i> , and the provisions and land use designations of this Plan and the Local Municipal Official Plan.	
NEW POLICY	10.5.X Plans of subdivision shall include conditions of approval which must be fulfilled prior to final approval and registration of the plan.	Clarify This new policy ensures that all conditions of approval for plans of subdivision are clearly established and must be satisfied before registration.
NEW POLICY	10.5.X The County shall work with Local Municipalities to review all registered plans of subdivision to ensure timely implementation occurs. The County may recommend that plans of subdivision, or parts thereof, that have been registered for 8 years or more, have had no construction occur or infrastructure installed on-site, and do not meet the growth management objectives of this Plan, to no longer be a registered plan of subdivision.	Consistent This policy is introduced in response to recent changes to the <i>Planning Act</i>. Section 51(32) now allows municipalities to impose lapsing timelines, with a minimum of three years, on subdivision approvals. This enables municipalities to reallocate servicing capacities to developments that are ready-to-build. Innovate This new policy provides a mechanism to review registered plans of subdivision to ensure timely implementation. It also addresses inactive subdivisions to

Existing Policy	Recommended Policy	Rationale
NEW POLICY	The County may consider deeming a lapsed draft plan of subdivision approval not to have lapsed. In these instances, the Approval Authority must be satisfied that: a) The requirements of the <i>Planning Act</i> have been fulfilled; b) Address matters of natural heritage, density, infrastructure, and housing mix to achieve the policies of this Plan; and; c) Ensure if there have been any changes in policy since the original draft approval; d) Confirm servicing capacity allocations; e) Ensure appropriate conditions of draft approval are in place; f) Ensure that the lapsed draft plan of subdivision has not been previously deemed not to have been a lapsed plan of subdivision; g) Ensure appropriate consultation with the local municipality and Indigenous communities, public agencies, and other stakeholders, if necessary.	ensure that development contributes to planned growth. Innovate This new policy provides a framework for the County to consider extensions to lapsed plans of subdivision to ensure that extended plans remain consistent with the County's growth, environmental, and community objectives.
SECTION 10.6 – GENERAL PLAN OF CONDOMINIUM POLICIES		
10.6.4 b) the Plan of Subdivision policies in Section 10.4;	b) the Plan of Subdivision policies in Section 10.45;	Clarify

Existing Policy	Recommended Policy	Rationale
NEW POLICY	10.6.X Plans of condominium shall include conditions of approval which must be fulfilled prior to final approval and registration of the plan.	Section 10.5 currently contains policies related to subdivisions. Clarify This new policy ensures that all conditions of approval for plans of condominium are clearly established and must be satisfied before registration.
SECTION 10.7 – CONFORMITY OF LOCAL MUNICIPAL OFFICIAL PLANS		
10.7.1 After the approval of this Plan by the Province, the <i>Planning Act</i> requires that the official plans of the local municipalities be brought into conformity with this Plan. Therefore, the County will consider the following criteria in determining conformity of local municipal plans to this Plan:	After the approval of this Plan by the Province, the <i>Planning Act</i> requires that the Local Municipal Official Plans of the local municipalities be brought into conformity with this Plan. Therefore, the County will consider the following criteria in determining conformity of local municipal plans to this Plan:	Clarify The recommended revisions provide a clear framework for the County to assess the conformity with the County Official Plan. The revision adds additional criteria for addressing Provincial interests, alignment with the County Official Plan, completion of local settlement area reviews, and consistency with the Provincial Policy Statement.
a) general consistency with the provision/distribution of County population, employment and housing projections;	a) Address matters of Provincial interest in the <i>Planning Act</i>;	
b) general consistency with Urban Centre and Urban Settlement and Secondary Settlement boundaries and the criteria under which changes to those boundaries are to be evaluated;	b) Conformity with the County of Lambton Official Plan;	
c) conservation, protection, and management of the County's natural resources, environment and heritage;	c) general consistency with the provision/distribution of County population, employment and housing projections;	
d) efficient utilization of services for which the County has responsibility; and	d) general consistency with Urban Centre and Urban Settlement and Secondary Settlement boundaries and the criteria under which	

Existing Policy	Recommended Policy	Rationale
e) the Provincial Policy Statement.	changes to those boundaries are to be evaluated; e) conservation, protection, and management of the County's natural resources, environment and heritage; f) efficient utilization of services for which the County has responsibility; g) maintain consistency with the Provincial Policy Planning Statement, and relevant Provincial guidelines and standards; and h) Reasonable efforts in the Local Municipal Official Plan to accommodate matters encouraged by the policies of this Plan, or indication why such a policy direction is not appropriate or feasible in the local context;	
NEW POLICY	10.7.X In the event of a conflict between the policies of a Local Municipal Official Plan and the policies of this Plan in the interim period, the policies of the County Official Plan shall prevail to the extent of that conflict, unless the proposal involves lands already designated in the local Plan to permit the proposed development. Any amendment to a local Official Plan must be in conformity with the policies and designations contained within this Plan.	Clarify This policy clarifies the hierarchy of planning policies during the interim period, ensuring that County Official Plan policies prevail where conflicts exist, while respecting existing local designations. It also reinforces the requirement that any amendments to local Official Plans must conform to the County Plan, supporting coordinated and

Existing Policy	Recommended Policy	Rationale
SECTION 10.8 - MONITORING, PLAN REVIEW, AND UPDATING For this reason, a regular review of the Plan and the context in which it functions will be necessary. Regular information gathering and analysis to update the information assembled and developed in the Issue Papers that form the background to this Plan, combined with a formal report on the adequacy of the Plan every five years, will be essential.	Delete this text and replace it with: 10.8.X To achieve effective monitoring, the following will be undertaken within the timeframes specified: a) Updating population, housing, affordable housing and employment projections every five years; b) Tracking draft approved and registered vacant lots through the development approvals process annually; and, c) Evaluating the effectiveness of Indigenous consultation through qualitative and quantitative measures annually.	consistent land use planning across the County. Innovate This new policy provides a monitoring framework to ensure that growth, development, and Indigenous consultation are tracked and assessed systematically.
NEW POLICY	10.8.X In addition, the following features and objectives will also be included for annual monitoring purposes: a) Mix, range, and affordability of housing units; b) Effectiveness and progress toward climate change mitigation and adaptation;	Innovate This new policy includes features and objectives in the scope of annual monitoring to ensure a comprehensive review of key planning objectives and emerging priorities. These features will allow the County to assess progress, adapt strategies, and address gaps proactively.

Existing Policy	Recommended Policy	Rationale
	c) Protection of agricultural and natural areas and monitoring agricultural and natural heritage land retention; d) Economic development and implementation of employment areas and employment land development; and, e) Other potential policies that may require regular monitoring.	
SECTION 10.9 – PUBLIC CONSULTATION		
10.9.1 It is a policy of this Plan to ensure that the public is informed and consulted on proposed amendments or revisions to this Plan and plan of subdivision applications submitted for County approval by advertising, providing information, and holding public meetings, open houses and similar events as appropriate to the nature of the proposed amendments or applications. a) A public meeting shall be held by the County for all official plan amendments and revisions. b) A public meeting will be held before the local municipal Council for proposed plans of subdivision. [...]	10.9.1 It is a policy of this Plan to ensure that the public is informed and consulted on proposed amendments or revisions to this Plan and plan of subdivision applications submitted for County approval by advertising, providing information, and holding public meetings, open houses and similar events as appropriate to the nature of the proposed amendments or applications. a) A public meeting shall be held by the County for all official—plan amendments and revisions to the County Official Plan. b) A public meeting will be held before the local municipal Council for proposed plans of subdivision The County will take direction from the Local Municipality with respect to	Clarify The deleted policy is no longer required as the requirement for authorities to hold a public meeting in respect of a proposed subdivision has been removed from the <i>Planning Act</i> through Bill 23.

Existing Policy	Recommended Policy	Rationale
	whether to hold public information sessions for proposed plans of subdivision. [...]	
NEW POLICY	10.9.X County Council is committed to transparent decision making. To this end, the County shall: a) Communicate in plain language on land use planning matters; b) Employ appropriate tools and techniques to inform, consult, involve, collaborate with or empower where appropriate; c) Provide responses to feedback received, including how feedback has been considered in the matter being addressed; and, d) Provide a safe environment for individuals to communicate their feedback.	Innovate This new policy supports clear communication, meaningful engagement, responsiveness to feedback, and a safe environment for public participation, ensuring that residents and stakeholders can actively contribute to planning processes.
NEW POLICY	10.9.X County Council and local municipal Councils shall actively encourage meaningful public participation by seeking the opinions and the advice of Indigenous communities.	Innovate This policy supports the importance of early and meaningful engagement with Indigenous communities.
NEW POLICY	10.9.X The County requires local Official Plans to contain policies promoting meaningful Indigenous consultation. The County shall consult	Clarify This new policy requires local Official Plans to incorporate

Existing Policy	Recommended Policy	Rationale
	with Indigenous communities on the approval of local Official Plans.	requirements for meaningful Indigenous consultation.
NEW POLICY	10.9.X The County and Local Municipalities will consider the consultation protocols of the Indigenous communities that have traditional territory in this area, including Indigenous communities, when engaging on planning matters and public works projects.	Innovate This new policy ensures that both the County and Local Municipalities follow Indigenous consultation protocols when engaging on planning matters and public works projects.
NEW POLICY	10.9.X Consultation/engagement protocols between Local Municipalities and individual Indigenous communities will be established focused on early and meaningful engagement. Engagement shall support consideration of Indigenous interests in land use decision-making, including archaeology, and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.	Innovate This new policy establishes consultation and engagement protocols between Local Municipalities and Indigenous communities, ensuring early and meaningful participation. It supports the identification of potential impacts on Aboriginal or treaty rights.
NEW POLICY	SECTION 10.10 - INTERPRETATION 10.10.X In the case of a conflict between two policies in the County Official Plan, the more restrictive policy shall take precedence. There will be deemed to be no conflict where a specific policy is intended to supersede a generic policy.	Clarify This new policy establishes a clear guidance for resolving conflicts between policies in the County Official Plan.
SECTION 10.11 – AMENDMENTS TO THE PLAN		

Existing Policy	Recommended Policy	Rationale
10.11.1 This Plan will be reviewed within the first ten years of adoption and every five years thereafter. Population projections, housing unit needs, land needs, building trends, and other demographic trends will be monitored on an ongoing basis and amendments made to the Plan as required.	Delete this text and replace it with: This Plan has been prepared to manage growth and land use changes until the year 2051. An amendment to this Plan is required to permit the establishment of uses not provided for in this Plan, for changes to the “Settlement” boundaries identified on Map 1 and for changes to the planning direction contained herein.	Clarify The deleted policy is outdated and prescriptive, as monitoring and updates are now integrated throughout the Plan through other policies.
NEW POLICY	10.11.X Minor variations in numbers written in this Plan may be permitted without an amendment to this Plan provided the intent and goals of the Plan are achieved while meeting provincial standards.	The new policy provides clarity on the Plan’s planning horizon (2051) and establishes the circumstances under which amendments are required for this Plan.
NEW POLICY	10.11.X An amendment to this Plan is not required and changes may be made during office consolidations for: a) altering the numbering and arrangement of provisions in this Plan; b) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure; c) correcting clerical, grammatical, spelling and technical mapping	Clarify This policy provides flexibility in implementing the Plan by allowing minor numerical adjustments without requiring a formal amendment. Clarify This policy clarifies that minor administrative updates, corrections, and formatting adjustments can be made during office consolidations without requiring a formal amendment.

Existing Policy	Recommended Policy	Rationale
10.11.3 The consideration of any amendments to this Plan will be guided by the following: a) the need for the proposed change; b) the effect of the proposed change on the need for services and facilities provided by the County; c) the implications that the proposed change may have on other parts of the Plan; and, d) the effects that the proposed change may have on the ability of the County to achieve the goals, objectives and policies expressed in this Plan, or on other County policies, programs or interests.	errors (including colour adjustments on Schedules or Maps); d) changing format or presentation; or, e) altering punctuation to obtain a uniform mode of expression. The consideration of any amendments to this Plan will require supporting documentation, to the satisfaction of the County of Lambton, which will be guided by the following: a) the need for the proposed change amendment; b) Whether the amendment is consistent with the Provincial Planning Statement and any other Provincial Plans, policies, and guidelines. c) Whether a proposed a new “Settlement Area” or expansion of a “Settlement Area” boundary has been justified as part of a County Official Plan Review or a Local Municipal Official Plan Review. Private population projections and related land allocations will generally not be accepted. d) the effects that the proposed change may have on the ability of the County to achieve the goals, objectives and policies expressed in	Clarify and Innovate The revised policy provides more comprehensive criteria for evaluating proposed amendments to the County Official Plan. It ensures that all relevant factors, including provincial consistency, settlement expansions, growth projections, social, environmental, and financial benefits, local and regional impacts, Indigenous engagement, and agricultural considerations, are considered in addition to the existing criteria.

Existing Policy	Recommended Policy	Rationale
	this Plan, or on other County policies, programs or interests. Whether the amendment is in keeping with the general intent or purpose of the policy direction of this Plan, including growth projections and targets. e) The benefit to the County including, but not limited to, social, environmental and financial benefits. f) the effect of the proposed change amendment on the need for services and facilities provided by the County; g) the implications that the proposed change may have on other parts of the Plan; h) Whether a site-specific exception would undermine a generic policy. i) The impact of the proposal on the local municipality and if it is in keeping with the general intent or purpose of the policy direction contained in the local Official Plan. j) The impact of the proposal on the transportation network. Whether the amendment should be addressed as part of a five or ten-year review of this Plan.	

Existing Policy	Recommended Policy	Rationale
	k) The engagement with Local Municipal partners on proposed Amendments including the feedback from Local Municipal partners. l) The engagement with Indigenous communities. m) Public and agency input. n) The impact on prime agricultural lands and specialty crop lands. o) The impact on adjoining municipalities. p) Matters of County, Municipal, and public interest.	
NEW POLICY	10.XX – SITE PLAN CONTROL 10.XX.1 This Plan supports the use of site plan control by Local Municipalities. Provisions for site plan control shall be detailed in the local municipal Official Plans and should include guidelines that enhance the development of the local municipality.	Clarify This policy clarifies the County's support for site plan control while delegating the detailed provisions to local municipal Official Plans.
NEW POLICY	10.XX.2 Those developments that propose to obtain access from a County Road or may impact the County Road network are required to consult with the County regarding access requirements, setbacks, widenings and daylight triangle requirements, and possible road improvements.	Clarify This new policy ensures that developments potentially affecting the County road network are coordinated with the County.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	10.5.X The County should work with Local Municipalities to review all registered site plans to ensure timely implementation occurs. The County may recommend that site plans, or parts thereof, that have been registered for XX years or more, have had no construction occur or infrastructure installed on-site, and do not meet the growth management objectives of this Plan, to no longer be a registered site plan.	Consistent This policy is introduced in response to recent changes to the <i>Planning Act</i>. Section 41(7.1) and (7.2) now allows municipalities to impose lapsing timelines, with a minimum of three years, on site plan approvals. This enables municipalities to reallocate servicing capacities to developments that are ready-to-build. Innovate This new policy provides a mechanism to review registered site plans to ensure timely implementation. It also addresses inactive site plan approvals to ensure that development contributes to planned growth.
NEW POLICY	The County may recommend the Local Municipality consider extending the approval date of a lapsed site plan. In these instances, the proponent shall: h) Confirm that the requirements of the <i>Planning Act</i> have been fulfilled; i) Address matters of natural heritage, density, infrastructure, and housing mix to achieve the policies of this Plan; and,	Innovate This new policy provides a framework for the County to consider extensions to lapsed site plan approvals to ensure that extended plans remain consistent with the County's growth, environmental, and community objectives.

Existing Policy	Recommended Policy	Rationale
	j) Ensure appropriate consultation with the local municipality, relevant public agencies and Indigenous communities.	
NEW POLICY	10.XX – PRE-CONSULTATION & COMPLETE APPLICATIONS 10.XX.1 Prior to the submission of an application for a County or local municipal Official Plan amendment, plan of subdivision/condominium, condominium conversion, or part lot control, applicants should meet with the County and local municipality to determine what studies, plans and other information will be required. The purpose of the pre-consultation is to determine the scale and scope of any required study or plan relative to the size and complexity of the proposal and potential impacts on adjacent uses and the County or local municipality.	Clarify This new policy supports early pre-consultation between applicants, the County, and local municipalities. It helps clarify submission requirements, ensures studies and plans are appropriately scoped, and reduces delays or revisions during the review process.
NEW POLICY	To determine whether an application for which the County is the approval authority is complete, the following will be required: a) If requested by the applicant, pre-consultation meeting(s) which involve the County, local municipality, Conservation Authority, or other agencies that may have an interest in the application as determined by the County, in order to determine the	Clarify This new policy clarifies the requirements for a complete application, ensuring that all necessary information, studies, and supporting materials are submitted.

Existing Policy	Recommended Policy	Rationale
	required information and consistency with the Provincial Planning Statement; b) a completed Application Form; c) a draft of the proposed plan including the proposed text and all proposed schedules where applicable; d) supporting studies, drawings and reports completed in full, as determined through the pre-consultation meeting; e) electronic submission of all documents in compliance with Provincial accessibility regulations; and f) payment of the established application fee. 10.XX – SUPPORTING STUDIES 10.XX.1 Information and/or reports shall be prepared by a qualified person and submitted in an electronic format compliant with Provincial accessibility regulations, to the County as requested to make this information readily available to the public and commenting agencies. Where the County, local municipality, Conservation Authority or other agency has requested additional information and/or reports, there may be a request for a peer review of any information and/or report. The applicant	
NEW POLICY		Consistent and Clarify This policy requires that all submitted information and reports be prepared by qualified professionals. Consistent with the recent legislative changes in the <i>Planning Act</i>, municipalities must accept information and materials prepared by prescribed professionals when determining if an application is complete.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	shall be responsible for all costs for a peer review which shall be payable upon submission of an invoice from the County, local municipality, Conservation Authority or other agency. 10.XX.3 The following policies provide guidance regarding supporting studies that may be required: a) Supporting studies may be required as part of the development and infrastructure approval process or as a part of a more detailed planning study. The need and the timing of support studies may be determined by the County at the pre-consultation meeting on a site or area specific basis. b) Where a supporting study is required, such a study shall be prepared in accordance with the provisions of this Plan, the local Official Plan, and Federal and Provincial legislation, policies and appropriate guidelines. c) All supporting studies shall be prepared by qualified persons to the satisfaction of the County and where appropriate, in consultation with the local municipality and relevant public agencies and affected parties.	The new policy also informs on the process for peer review. Clarify This new policy provides guidance on the preparation, timing, and use of supporting studies. It ensures that studies are prepared by qualified professionals, in accordance with relevant legislation, local and provincial policies, and appropriate guidelines. The policy also requires approved mitigation measures be implemented through the condition of approval.

Existing Policy	Recommended Policy	Rationale
	d) A public participation program may be established as part of the preparation of a support study to allow interested or affected parties to participate in the process. e) All mitigation recommendations included in a support study that are approved by the County and local municipality shall be considered as a condition of approval to be implemented by the proponent of a development.	
NEW SECTION	SECTION 10.XX – IMPLEMENTATION TOOLS 10.XX.1 The County supports the use of a variety of implementation tools to achieve the policies of this Plan and the local Official Plans. Local Municipalities shall use a broad range of implementation tools as appropriate including: a) Secondary Plans b) Local Zoning By-laws c) Holding Zones d) Temporary Use By-laws e) Interim Control By-laws f) Site Plan Control, Subdivision and Consent Agreements g) Transportation and Infrastructure Master Plans h) Community Improvement Plans	Innovate This is a new section that provides for a comprehensive list of studies and plans that Local Municipalities can leverage to implement the policies of the County's Official Plan and their local Official Plans.

Existing Policy	Recommended Policy	Rationale
	i) Housing Action Plans and Economic Development Strategies j) Development Charge Studies k) Urban Design Guidelines l) Archaeological Master Plans m) Natural Heritage Studies; and, n) Watershed or Subwatershed Plans.	
NEW POLICY	SECTION 10.XX – COMMUNITY IMPROVEMENT 10.XX.1 The Community Improvement provisions of the <i>Planning Act</i> provide for and coordinate comprehensive improvements in identified areas of a community. Community improvement policies are intended to provide a planning mechanism for improvements, access to cost sharing programs, and encouragement for private investment.	Clarify This new section outlines the purpose of Community Improvement Plans and how they may be used at both the County-level and the Local Municipality level.
NEW POLICY	10.XX.2 The County may use Community Improvement Plans for: a) Infrastructure that is within the County of Lambton’s jurisdiction; b) Lands and buildings within and adjacent to existing or planned mixed use and transit corridors that have the potential to provide a focus for higher density residential and mixed-use development and redevelopment;	Consistent and Innovate This policy is consistent with the recent changes proposed to the <i>Planning Act</i> through Bill 60: Fighting Delays, Building Faster Act, which allows all upper-tier municipalities to adopt CIPs without needing to be prescribed by regulation. Furthermore, this policy provides various ways in which the County may use CIPs to implement the goals of this Plan.

Existing Policy	Recommended Policy	Rationale
NEW POLICY	c) Affordable housing and economic development goals; d) Other matters as the Province may prescribe in accordance with the <i>Planning Act</i>. 10.XX.3 County Council may, through a by-law, designate any area within the County as a community improvement project area.	Consistent This policy is consistent with the recent changes proposed to the <i>Planning Act</i> through Bill 60: Fighting Delays, Building Faster Act, which allows all upper-tier municipalities to adopt CIPs without needing to be prescribed by regulation.
NEW POLICY	10.XX.4 The County encourages Local Municipalities to use Community Improvement Areas and Plans within the following focus areas in Local Municipal Official Plans: a) Redevelopment and rehabilitation of brownfield and greyfield sites; b) Conservation of cultural heritage resources; c) Provision of affordable housing; d) Provision of mixed-use developments and accessible, pedestrian-oriented streetscape in downtown and uptown areas, and along transit corridors;	Clarify and Innovate This new section outlines how Community Improvement Plans may be used by Local Municipalities to support the goals and policies of this Plan and of local Official Plans.

Existing Policy	Recommended Policy	Rationale
	e) Reduction of greenhouse gas emissions; and, f) Preparation for impacts of a changing climate.	

3.7. Miscellaneous Policies

3.7.1. Section Purpose

This section addresses miscellaneous policies that do not fall within the previously addressed seven sections but require updates to ensure consistency with the PPS 2024 and the *Planning Act*. It includes policies related to improving quality of life, cultural heritage, drinking water source protection, food systems, climate change, sustainability, natural heritage, and mineral resources.

3.7.2. Summary Overview of Policy Changes

The recommended policy directions in this section reflect updates to ensure consistency with the PPS 2024 and County priorities. Policies include the provision of a full range of public service facilities, including schools, hospitals, parks, transit access, and diverse housing options. New and revised policies strengthen the County's commitment to cultural heritage by requiring that all development and redevelopment respect provincial direction, clarifying the responsibilities of local municipalities for maintaining heritage registers, and encouraging preparation of Cultural Heritage Master Plans. Policies also recognize Indigenous interests in cultural heritage planning, requiring early, meaningful, and transparent engagement. Interim direction on archaeological potential provides clarity where no formal maps or schedules currently exist. New policies now define "adjacent lands" in relation to heritage resources to guide development and site alteration.

Policy directions to strengthen the County's approach to quality of life, food systems, and climate change have been included. Revisions clarify how underserved neighbourhoods can be better supported with access to healthy food options and ensure that urban agriculture does not negatively impact surrounding areas. Climate change policies require consideration of impacts on infrastructure, stormwater systems, and public service facilities, while also advancing the County's energy transition, reduction of greenhouse gas emissions, and partnerships for sharing climate risk data. Updated policies promote best practices in stormwater management, water conservation, low-impact development, and sustainable community design that prioritizes compact, mixed-use forms, active transportation, green infrastructure, and preservation of natural areas.

Lastly, policies addressing mineral and aggregate resources have been refined to align with PPS direction. Revisions clarify that oil, gas, and salt extraction may occur within agricultural designations under the *Oil, Gas and Salt Resources Act*, provided sites are rehabilitated. New policies ensure that mineral aggregate resources are made available close to markets, that operations are protected from incompatible development, and that protections continue even when a license ceases. Existing licensed operations are permitted to continue without requiring additional Official Plan amendments, rezonings, or development permits under the *Planning Act*.

Minor changes were made to natural heritage policies to provide stronger direction and to clarify Environmental Impact Study policies (EIS).

3.7.3. Recommended Policy Directions Table

Existing Policy	Recommended Policy	Rationale
SECTION 2.1 – IMPROVING QUALITY OF LIFE		
2.1.3 Government efforts and expenditures shall focus on delivering quality public services and building community capacity through empowering local people and non-government institutions to produce healthy communities and strengthening community assets. Such assets include municipal services and affordable housing, as examples.	Government efforts and expenditures shall focus on delivering quality public services and building community capacity through empowering local people and non-government institutions to produce healthy and complete communities and strengthening community assets. Examples of ss Such assets include, municipal services, schools, hospitals and community recreation facilities, parks and open spaces, recreation, access to transit and active transportation, emergency services, public works facilities and affordable a range of housing options., as examples.	Consistent This policy has been revised to be consistent with PPS 2.1.6 a) and the updated definition of “Public service facilities” by emphasizing the provision of a full range of community assets such as schools, hospitals, parks, transit access, and a range of housing options.
SECTION 2.2 CULTURAL AND HERITAGE		
Goal: To emphasize the importance of promoting and preserving both tangible and intangible culture and heritage in Lambton County.	To emphasize the importance of promoting and preserving both tangible and intangible culture and heritage in Lambton County.	Clarify This new goal provides clarity by ensuring that opportunities for development and redevelopment exists, provided it is balanced with identification, evaluation, conservation, enhancement, and adaptive reuse of cultural heritage resources.
To develop a strong, positive identity for the region and its communities based on its cultural and heritage assets.	To develop a strong, positive identity for the region and its communities based on its cultural and heritage assets. To ensure new development and redevelopment have regard for cultural heritage resources in a manner that	

Existing Policy	Recommended Policy	Rationale
2.2.1 This Plan encourages the implementation of the recommendations contained in the County's Cultural Plan, completed in 2011.	supports the identification, evaluation, conservation, enhancement, and adaptive reuse of cultural heritage resources. To achieve these goals, and to encourage the restoration, protection and maintenance of the County's heritage resources, all new development or redevelopment shall be consistent with the Provincial Planning Statement for the management of cultural heritage resources. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes.	Consistent This policy has been revised to be consistent with PPS 4.6.1 by requiring all new development and redevelopment to be consistent with provincial direction on cultural heritage resources.
2.2.7 Where significant cultural heritage features, including historical and architectural resources of cultural heritage value or interest, are known to exist, local municipalities are encouraged to designate these properties under Part IV or Part V of the Ontario Heritage Act and adopt policies related to their conservation.	This Plan encourages the implementation of the recommendations contained in the County's Cultural Plan, completed in 2011. Where significant cultural heritage features, including historical and architectural resources of cultural heritage value or interest, are known to exist, local municipalities are encouraged to designate these properties under Part IV or Part V of the Ontario Heritage Act and adopt policies related to their conservation.	Clarify This policy has been simplified and uses up-to-date terminology.

Existing Policy	Recommended Policy	Rationale
	Local Municipalities are encouraged to identify, evaluate, protect and conserve cultural heritage resources.	
2.2.8 The County and local municipalities shall consider Aboriginal interests and engage Aboriginal communities in identifying and conserving cultural heritage resources.	The County and local municipalities shall consider Aboriginal—Indigenous interests and early engagement with Aboriginal—Indigenous communities in identifying, protecting, managing and conserving cultural heritage resources. The format of the consultation should be developed in partnership with Indigenous communities so that it is meaningful and transparent.	Consistent and Innovate The policy has been updated to be consistent with PPS 2024 policy 4.6.5 which requires planning authorities to consult early with Indigenous communities. The form of consultation should be consistent and developed together with Indigenous communities so that engagement is meaningful and transparent with clear expectations.
2.2.10 Local municipalities are encouraged to prepare and maintain comprehensive inventories of significant heritage resources, including significant built heritage and cultural heritage landscapes, as a basic tool for identifying and conserving these resources.	Local municipalities shall maintain a Municipal Heritage Register that includes properties that have been designated under Parts IV and V of the Ontario Heritage Act, and may include properties that are listed or that cannot be designated but that municipal council has determined to be of cultural heritage value or interest based on the prescribed criteria in the Ontario Heritage Act.	Innovate This policy provides clear direction for local municipalities and their responsibilities under the Ontario Heritage Act.

Existing Policy	Recommended Policy	Rationale
2.2.13 Planning approvals affecting areas of archaeological potential or known or suspected to contain an archaeological site, cemetery, or burial site will be subject to the completion of an archaeological assessment by a licensed consultant in accordance with Ministry standards and the terms and conditions of the license. Development may include the conservation of significant archaeological sites in place.	Planning approvals affecting areas of archaeological potential or known or suspected to contain an archaeological site, cemetery, or burial site will be subject to the completion of an archaeological assessment by a licensed consultant in accordance with Ministry standards and the terms and conditions of the license. Development may include the conservation of significant archaeological sites in place. Development shall be guided by the provisions under both the <i>Ontario Heritage Act</i> and the <i>Funeral, Burial and Cremation Services Act</i>.	Clarify The policy has been revised to align with the applicable provincial legislation.
NEW POLICY	2.2. X For the purposes of Section 2.2 of this Plan, ‘adjacent lands’ means those lands, neighbouring to a specific protected heritage property, where it is likely that development or site alteration would have a negative impact on protected heritage property. Local Municipalities are encouraged to establish a definition for ‘adjacent lands’ in their local Official Plans.	Consistent and Clarify This new policy aligns with PPS 4.6.3 by clarifying the meaning of “adjacent lands” in relation to protected heritage properties. It also provides direction on when development or site alteration may negatively impact cultural heritage resources.
SECTION 2.5 - DRINKING WATER SOURCE PROTECTION		
2.5.1 As required by the <i>Clean Water Act</i>, municipal decisions made under the <i>Planning Act</i> and <i>Condominium Act</i> shall conform to the significant drinking water threat policies and have regard for low and moderate threat policies within the	As required by the <i>Clean Water Act</i>, municipal decisions made under the <i>Planning Act</i> and <i>Condominium Act</i> shall conform to the significant drinking water threat policies and have regard for low and moderate threat policies	Clarify This revision updates terminology to reflect the new title of the PPS 2024, now referred to as the <i>Provincial Planning Statement</i>.

Existing Policy	Recommended Policy	Rationale
applicable Ausable Bayfield and Maitland Valley Source Protection Plan or Thames-Sydenham and Region Source Protection Plan. The broader source protection policies of the Provincial Policy Statement, 2014, shall also apply and should complement the specific policies of the Source Protection Plans. This includes a requirement to identify the features listed in policy 2.5.2, which has been done through the inclusion of Appendix Map A. 2.5.9 The County of Lambton shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas; and protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions, pursuant to the Provincial Policy Statement. 2.6.5 Local municipalities shall develop policies that permit urban agriculture including backyard and community gardening in a way that respects the amenity of residential areas.	within the applicable Ausable Bayfield and Maitland Valley Source Protection Plan or Thames-Sydenham and Region Source Protection Plan. The broader source protection policies of the Provincial Policy Planning Statement, 2014 2024, shall also apply and should complement the specific policies of the Source Protection Plans. This includes a requirement to identify the features listed in policy 2.5.2, which has been done through the inclusion of Appendix Map A. The County of Lambton shall protect, improve or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect all municipal drinking water supplies and designated vulnerable areas; and protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions, pursuant to the Provincial Policy Planning Statement. SECTION 2.6 - FOOD Local municipalities shall develop policies that permit urban agriculture including backyard and community gardening in a way that respects the amenity of residential areas. does not	Clarify This revision updates terminology to reflect the new title of the PPS 2024, now referred to as the <i>Provincial Planning Statement</i>. Clarify The recommended revision is to ensure that urban agriculture does not negatively impact the surrounding areas.

Existing Policy	Recommended Policy	Rationale
2.6.8 Forms of food access such as farmer's markets, farm gate sales, mobile markets, shuttles to healthy food retailers, and healthy food options within convenience stores, schools, businesses, and public places are encouraged, especially within areas identified as neighbourhoods that are underserved by healthy food retailers.	have an adverse effect on the surrounding area by virtue of appearance, function, risk of rodent infestation or high volumes of vehicular traffic. Forms of food access such as quality retail grocery stores, farmer's markets, farm gate sales, mobile markets, shuttles to healthy food retailers, and healthy food options within convenience stores, schools, businesses, and public places, which provide affordable, safe, healthy, culturally diverse, and local foods are encouraged, especially within areas identified as neighbourhoods that are underserved by healthy food retailers.	Clarify The policy has been revised to provide a clearer understanding of how to support underserved neighbourhoods with improved access to healthy food options.
SECTION 2.7 – CLIMATE CHANGE		
2.7.7 The County may also adopt such practices and improvements to municipal facilities and infrastructure as section 2.7 encourages from private business and property owners.	The County and local municipalities may also adopt shall consider the impacts of climate change such as more frequent and severe weather events when retrofitting/upgrading existing or planned such practices and improvements to municipal facilities and infrastructure. as section 2.7 encourages from private business and property owners.	Consistent This policy has been revised to be consistent with PPS 2.9.1 b) by requiring the County and Local Municipalities to consider climate change impacts when retrofitting or upgrading existing and planned municipal infrastructure, stormwater management systems, and public service facilities.
NEW POLICY	2.7.X The County shall address climate change considerations, including planning for more environmentally	Consistent The recommended policy is consistent with PPS 2.9.1 e) by

Existing Policy	Recommended Policy	Rationale
NEW POLICY	sustainable, resilient communities and infrastructure by advancing the County's energy transition to renewable/alternative energy and reducing greenhouse gas emissions. 2.7.X The County shall build knowledge of climate risks through partnerships to share knowledge and data between Local Municipalities, public and private agencies, Conservation Authorities, Indigenous Communities, and other levels of government to inform policy making.	addressing climate change through the County's energy transition from fossil fuels to renewable or alternative energy sources and the reduction of greenhouse gas emissions. Consistent The recommended policy is consistent with PPS 2.9.1 e) by sharing of climate risk knowledge and data through partnerships with Local Municipalities, public and private agencies, Conservation Authorities, Indigenous Communities, and other levels of government.
SECTION 2.8 - SUSTAINABILITY		
2.8.2 Municipalities are encouraged to implement green initiatives and energy efficient policies in building and landscape design (i.e. rain barrels, green spaces, green roofs, building orientation, porous pavements, etc.).	The County and Local Municipalities are encouraged to will promote the implementation of green initiatives and energy efficient policies in building and landscape design, using green infrastructure and Low Impact Development technologies when considering new development and redevelopment proposals. (i.e. rain barrels, green spaces, green roofs, building orientation, porous pavements, etc.).	Consistent This policy has been revised to be consistent with PPS 3.6.8 f) by promoting best practices in stormwater management, water conservation, and low-impact development.
2.8.4 Aesthetics/urban design standards that encourage and support energy-efficient buildings and multi-use	Aesthetics/urban design standards that encourage and support energy-efficient buildings and multi-use development	Consistent This policy has been reworded to be consistent with PPS 2.9 and

Existing Policy	Recommended Policy	Rationale
development are encouraged. Using these standards the municipality may plan and develop greener, complete communities.	are encouraged. Using these standards the municipality may plan and develop greener, complete communities. The County shall promote land-use planning policies and urban design standards that support and encourage energy conservation and energy efficient developments through: a) Compact, walkable and mixed-use built forms, b) Active transportation, c) Stormwater management, d) Enhancement and preservation of natural areas and features; and e) Optimization of existing physical and community infrastructure, designed to create safe, energy-efficient, inviting, and attractive places for people of all ages and abilities.	3.9 through approaches that support compact, mixed-use forms, active transportation, green infrastructure, preservation of natural areas, and the optimization of existing infrastructure to create safe, energy-efficient, and inclusive communities.
General Changes in Section 8.0	Section 8.0 – Natural Heritage Update Ontario Ministry names to “the Province” Update Provincial Policy Statement to “Provincial Planning Statement” Update “locally significant wetlands” to “other wetlands” throughout Section 8.3 / Official Plan where it is found.	Clarify This is to simplify naming and to update references to the PPS, as well as to update terminology.
8.0 Preamble		Clarify

Existing Policy	Recommended Policy	Rationale
<i>The traditional approach to environmental management has relied on policies that can be implemented through regulations and by-laws. By-laws alone will not ensure that the natural environment is maintained and improved. Public policy should emphasize stewardship programs whereby land owners are assisted to understand the importance of natural habitat and are encouraged to protect and improve natural features as they manage their land through programs such as the Managed Forest Tax Incentive Plan, the Conservation Land Tax Incentive Program, the Species at Risk Farm Incentive Program, or the Environmental Farm Plan. Under stewardship, the land owners become partners in environmental protection and programs proceed only with their permission and agreement.</i>	<i>The traditional approach to environmental management has relied on policies that can be implemented through regulations and by-laws. By-laws alone will not ensure that the natural environment is maintained and improved. Public policy should emphasize stewardship programs whereby land owners are assisted to understand the importance of natural habitat and are encouraged to protect and improve natural features as they manage their land through programs such as the Managed Forest Tax Incentive PlanProgram, the Conservation Land Tax Incentive Program, the Species at Risk Farm Incentive Program, or the Environmental Farm Plan. Under stewardship, the land owners become partners in environmental protection and programs proceed only with their permission and agreement.</i>	This is a minor administrative update.
8.0 Group A features: • provincially significant wetlands • provincially significant coastal wetlands • locally significant wetlands • locally significant coastal wetlands	Group A features: • provincially significant wetlands • provincially significant coastal wetlands • locally significant other wetlands • locally significant other coastal wetlands	Clarify This is to use up-to-date terminology.

Existing Policy	Recommended Policy	Rationale
• <i>habitat of endangered species and threatened species</i> • <i>fish habitat</i> 8.2.1 Significant natural areas within the County natural heritage system include provincially and locally significant wetlands, including coastal wetlands; habitat of endangered species and threatened species; fish habitat; provincially and regionally significant areas of natural and scientific interest (ANSIs); significant woodlands; significant valleylands; Great Lakes system shorelines; highly vulnerable aquifers, significant groundwater recharge areas, and significant wildlife habitat. Other components of the natural heritage system that may be important include, but are not limited to, surface water features, meadows, prairies, and shrublands. 8.2.5 Endangered species and threatened species and their habitat are protected by the <i>Endangered Species Act, 2007</i>. Delineations of these areas represent sensitive information and the Species at Risk in Ontario List is subject to change. These areas therefore are not shown on Map 2 and will include areas not specifically designated as natural heritage features in this Plan or local official plans and/or areas not known by the County or	• <i>habitat of endangered species and threatened species</i> • <i>fish habitat</i> Significant natural areas within the County natural heritage system include provincially and locally significant other wetlands, including coastal wetlands; habitat of endangered species and threatened species; fish habitat; provincially and regionally significant areas of natural and scientific interest (ANSIs); significant woodlands; significant valleylands; Great Lakes system shorelines; highly vulnerable aquifers, significant groundwater recharge areas, and significant wildlife habitat. Other components of the natural heritage system that may be important include, but are not limited to, surface water features, meadows, prairies, and shrublands. Endangered species and threatened species and their habitat are protected by the <i>Endangered Species Act, 2007</i>. Delineations of these areas represent sensitive information and the Species at Risk in Ontario List is subject to change. These areas therefore are not shown on Map 2 and will include areas not specifically designated as natural heritage features in this Plan or local official plans and/or areas not known by	Clarify The proposed change clarifies the proponent must contact the Province if there is reason to believe habitat of endangered or threatened species are present.

Existing Policy	Recommended Policy	Rationale
local municipality to be habitat of endangered species or threatened species. Where the County or local municipalities have reason to believe that proposed development will be located in or adjacent to the habitat of endangered species or threatened species, the proponent will be notified of the requirement to ensure their due diligence under the <i>Endangered Species Act, 2007</i> , which should include consulting with the Province regarding the need for further investigations.	the County or local municipality to be habitat of endangered species or threatened species. Where the County or local municipalities have reason to believe that proposed development will be located in or adjacent to the habitat of endangered species or threatened species, the proponent will be notified of the requirement to ensure their due diligence under the <i>Endangered Species Act, 2007</i> , which should include consulting with the Province regarding the need for further investigations.	
8.3.3 Development and site alteration may be permitted on lands adjacent to wetlands provided there is no net loss of wetland function. Adjacent lands are lands within 120 metres of a provincially significant wetland and within 30 metres of a locally significant wetland.	Development and site alteration may be permitted on lands adjacent to a wetlands where it has been demonstrated there will be no negative impacts on the wetland or its ecological function. provided there is no net loss of wetland function. Adjacent lands are lands within 120 metres of a provincially significant wetland and within 30 metres of an locally significant other wetland.	Consistency PPS 4.1.8 requires demonstration that development and site alteration will have no negative impacts on provincially significant wetlands or on their ecological functions.
8.6.2 The County requires adequate lot sizes that allow sufficient separation of private disposal systems from potable water supplies. Local municipalities should adopt policies to include adequate lot size provisions.	The County requires adequate lot sizes that allow sufficient separation of private disposal systems from potable water supplies. Local municipalities should shall adopt policies to include	Clarify and Realign This should be a requirement to ensure it is implemented in local Official Plans.

Existing Policy	Recommended Policy	Rationale
8.6.16 Land use planning and decisions should take into consideration surface and groundwater features at the watershed and subwatershed level and have regard for issues that cross jurisdictions.	adequate lot size provisions in their Official Plans. Land use planning and decisions shouldshall take into consideration surface and groundwater features at the watershed and subwatershed level, which can be a foundation for considering cumulative impacts of development, and minimize potential negative impacts, including cross-jurisdictional and cross-watershed impactsand have regard for issues that cross jurisdictions.	Consistency This change more fully aligns with PPS 4.2.1
New Policy	Add to Section 8.8.2 as 8.8.2.X: To assist pre-consultation review, the County or Municipality may require an environmental screening questionnaire be completed by applicants.	Clarify and Innovate This change will assist applicants and the County/Municipality determine whether an Environmental Impact Study should be required.
8.7.5 Where detailed information regarding known natural hazards or their extent is not available, the onus will be on the proponent to provide suitable documentation to satisfy the conditions of development or site alteration in natural hazard lands.	Natural hazards are identified through Conservation Authority mapping and local Official Plans which identify the limits where other natural hazards are most likely to be located. Where detailed information regarding known natural hazards or their extent is not available, the onus will be on the proponent to provide suitable documentation to satisfy the conditions	Consistency PPS 5.2.1 requires planning authorities, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

Existing Policy	Recommended Policy	Rationale
8.8.3.1 Where an Environmental Impact Study is required in order to assess land development proposals for lands that encroach into or are adjacent to Provincially or Locally Significant environmental features, the study must demonstrate that there will be no negative impact on the natural features or on the ecological functions for which the area is identified. The study may determine the need to incorporate a buffer or setbacks from the natural feature into the proposed development's site layout as a condition of proceeding.	of development or site alteration in natural hazard lands. Where an Environmental Impact Study is required, the purpose is to: a) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions that exist; b) to determine whether there are any additional natural heritage features on the lands and adjacent lands; c) To make an informed recommendation as to whether or not the proposed development and/or site alteration will have a net negative impact on the natural heritage features and ecological and hydrological functions. in order to assess land development proposals for lands that encroach into or are adjacent to Provincially or Locally Significant environmental features, the study must demonstrate that there will be no negative impact on the natural	

Existing Policy	Recommended Policy	Rationale
8.8.3.2 This Plan does not intend to imply that all impacts are negative. Also, this Plan does not preclude the use of mitigation to prevent, modify, or alleviate anticipated impacts. An Environmental Impact Study must recommend whether a development should or should not proceed with or without alteration (redesign) or mitigation and must recommend any alterations (redesign) or mitigation measures that are necessary for a development to cause no net negative effect to the natural feature or its functions.	features or on the ecological functions for which the area is identified. The study may determine the need to incorporate a buffer or setbacks from the natural feature into the proposed development's site layout as a condition of proceeding. This Plan does not intend to imply that all impacts are negative. Also, this Plan does not preclude the use of mitigation to prevent, modify, or alleviate anticipated impacts. An Environmental Impact Study must recommend whether a development should or should not proceed with or without alteration (redesign) or mitigation and must recommend any alterations (redesign) or mitigation measures, including minimum buffers or setbacks, that are necessary to ensure a development to cause no net will have no net negative effect impact on the natural feature or its ecological and hydrological functions.	Clarify The PPS requirement is demonstrating no negative impact.
8.8.3.3 The Approval Authority must be satisfied that the Environmental Impact Study has been completed by a qualified individual and is thorough in assessing existing conditions and potential impacts. In this regard, the Approval Authority may	The Approval Authority must be satisfied that the Environmental Impact Study has been completed by a qualified individual and is thorough in assessing existing conditions and potential impacts. In this regard, the Approval Authority may use external	Clarify This change is to ensure it is clear the approval authority may require an independent peer review.

Existing Policy	Recommended Policy	Rationale
use external agencies and groups to assist in the review of such studies. 8.8.3.7 No Environmental Impact Study will be required for development on adjacent lands where the planning authority determines that no negative impacts would be anticipated due to special circumstances. For example, development of a minor nature or with minor intrusion may not warrant an Environmental Impact Study in some circumstances, or development may not add to existing impacts from intervening or pre-existing development. Local municipalities may also establish policies and zoning provisions for adjacent lands that limit permitted uses to classes of uses, extensions of existing uses, and/or circumstances where no negative impact is anticipated, such that the need for an environmental impact study need only be assessed where a <i>Planning Act</i> approval is requested.	agencies and groups to assist in the review of such studies and may require an independent peer review, with the costs to be borne by the applicant. No Environmental Impact Study will be required for development on adjacent lands where the planning authority determines that no negative impacts would be anticipated due to special circumstances. For example, development of a minor nature or with minor intrusion may not warrant an Environmental Impact Study in some circumstances, or development may not add to existing impacts from intervening or pre-existing development. An Environmental Impact Study may not be required where it determined, to the satisfaction of the County, that no negative impacts would be anticipated on adjacent lands. The requirements for an Environmental Impact Study may be reduced or waived in the following circumstances and only where no negative impact is anticipated: I. Where the proposed development is small scale (non-agricultural development); or II. Where the proposed development is small or medium scale (agricultural development only); or	Clarify This change clarifies the circumstances where requirements for an Environmental Impact Study can be reduced or waived.

Existing Policy	Recommended Policy	Rationale
	III. Where the proposed development is not in an area regulated by the Conservation Authority; or IV. Where the proposed development is on an existing lot of record; or V. Where the development is an addition located away from the feature; or VI. Where the proposed development is separated from the feature by a road or existing development; or VII. Where the development is wholly contained within the existing footprint or includes a minor addition that is > 15m from the feature. Local municipalities may also establish policies and zoning provisions for adjacent lands that limit permitted uses to classes of uses, extensions of existing uses, and/or circumstances where no negative impact is anticipated, such that the need for an Environmental Impact Study need only be assessed where a <i>Planning Act</i> approval is requested. Where it is demonstrated that all, or a portion of, a Group B or Group C feature	

Existing Policy	Recommended Policy	Rationale
	does not meet the criteria for identification under this Plan and thus the site of a proposed development or site alteration no longer is located within the Group B or Group C feature or adjacent land then the restrictions on development and site alteration set out do not apply. This policy may require an Environmental Impact Study or study through an Environmental Assessment process to determine whether the identification of a Group B or Group C feature is still appropriate.	
New Policy	Add to Section 8.8.3 as 8.8.3.X: The consideration of cumulative impacts shall be required when an Environmental Impact Study or equivalent study is undertaken. The County and/or local Municipality shall identify and provide previous studies, if available, to be considered when determining any cumulative impacts of development on the same or adjacent feature.	Innovate This change will require cumulative impacts to be assessed where development could impact the same feature or adjacent feature as a previous development.
SECTION 9.1 – OIL, GAS AND SALT RESOURCES		
9.1.11 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,	Oil, (natural) gas, and salt extraction under the <i>Oil, Gas and Salt Resources Act</i> will be permitted within the “Agricultural” designation provided the site is rehabilitated to agricultural use	Consistent This policy has been revised to align with PPS 4.4.4.1 by clarifying that oil, gas, and salt extraction under the <i>Oil, Gas and Salt</i>

Existing Policy	Recommended Policy	Rationale
and prevent contamination of agricultural lands. Rehabilitation of exhausted or abandoned wells and oil fields must be compatible with the surrounding agricultural area and should be rehabilitated to appropriate standards for agricultural use unless specifically rehabilitated for another purpose.	under agricultural lands shall be conducted so as to and will minimize disruption to agricultural uses, minimize the amount of land taken out of agricultural production, and prevent contamination of agricultural lands. Rehabilitation of exhausted or abandoned wells and oil fields must be compatible with the surrounding agricultural area and should be rehabilitated to appropriate standards for agricultural use unless specifically rehabilitated for another purpose.	<i>Resources Act</i> is permitted within the Agricultural designation, provided the site is rehabilitated.
SECTION 9.2 – MINERAL AGGREGATE RESOURCES		
NEW POLICY	9.2.X It is the policy of this Plan that as much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs as close to markets as possible. To that end, mineral aggregate operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.	Consistent This new recommended policy is consistent with PPS 4.5.2.1 and 4.5.2.4 by ensuring that mineral aggregate resources are made available as close to markets as possible and that operations are protected from development or activities that could hinder their continued use, expansion, or create incompatibilities related to public health, safety, or environmental impacts.
NEW POLICY	9.2.X Deposits of mineral aggregate resources that are inaccessible due to existing sensitive uses are not considered to be subject to protective policies.	Clarify This new policy clarifies that policies that protect mineral aggregate resources from activities that would preclude or

Existing Policy	Recommended Policy	Rationale
9.2.1 Local municipalities will identify and designate mineral aggregate resource areas in their local official plans and provide policies for the location, zoning and accessory uses of pits and quarries. Policies should: a) recognize and provide for the continued operation of currently licensed pits and quarries; e) permit wayside pits and quarries on a temporary basis without requiring an amendment to the local official plan or zoning by-law, except in natural heritage areas or adjacent to or in developed areas or settlements; f) establish criteria that are used for the review of licensing applications and site plans for new or expanding aggregate operations. Consideration should be given to the impact on adjacent residential and other land uses, the natural heritage system, cultural heritage resources, roads and points of access, as well as the nature and effectiveness of the rehabilitation proposed, including integrated rehabilitation between adjacent	Local municipalities will identify and designate mineral aggregate resource areas in their local official plans and provide policies for the location, zoning and accessory uses of pits and quarries. Policies should: a) recognize and provide for the continued operation of currently licensed pits and quarries; when a license for a mineral aggregate operation ceases to exist, policies which protect deposits of mineral aggregate resources will continue to apply where deposits are still present. e) permit wayside pits and quarries on a temporary basis without requiring an amendment to the local official plan or zoning by-law, or development permit under the Planning Act in all areas except in those areas of existing sensitive land uses or particular environmental sensitivity which have been determined to be incompatible with extraction and	hinder their expansion will not apply to deposits that are inaccessible as a result of their proximity to sensitive land uses. Consistent This policy has been revised to be consistent with PPS 4.5.2.4 by clarifying that when a license for a mineral aggregate operation ceases, policies protecting remaining deposits of mineral aggregate resources continue to apply. The revision is also consistent with PPS 4.5.5.1, which permits extraction in all areas except where existing development or environmentally sensitive features make such activities incompatible. Clarify Changes to f) clarify the criteria that should be considered when applications or site plans for new or expanding operations are reviewed.

Existing Policy	Recommended Policy	Rationale
extractive operations and where feasible, the rehabilitation of prime agricultural lands to prime agriculture after extraction; <i><all other sub-policy wordings remain as is></i>	associated activities as identified in local Official Plans. All areas used for either wayside pits and quarries, portable asphalt plants or portable concrete plans shall be rehabilitated. In the case of wayside pits and quarries, portable asphalt plans and concrete plants locating on agricultural lands, a long-term rehabilitation plan shall be established. natural heritage areas or adjacent to or in developed areas or settlements; f) establish criteria that are used for the review of licensing applications and site plans for new or expanding aggregate operations. Consideration should be given to the impact on adjacent residential and other land uses, the natural heritage system, cultural heritage resources, roads and points of access, as well as the nature and effectiveness of the rehabilitation proposed, including integrated rehabilitation between adjacent extractive operations and where feasible, the rehabilitation of prime agricultural lands to prime agriculture after	

Existing Policy	Recommended Policy	Rationale
	extraction; Consideration should be given to the following: i. potential for negative impacts on existing and future adjacent and surrounding land uses; ii. potential for negative impact on views and vistas; iii. potential for negative air quality, noise, vibration, social, and health impacts; iv. potential for negative impacts on significant built heritage resources, significant cultural heritage landscapes, and archaeological resources or areas of archaeological potential; v. potential for negative impacts on the natural environment system; vi. proposed manner of operation and rehabilitation; vii. proposed haulage routes and the potential negative impacts on roads and other users of the infrastructure; viii. potential for impacts on County and local municipality infrastructure and services; ix. potential economic and financial impacts/benefits;	

Existing Policy	Recommended Policy	Rationale
	x. potential for negative impacts on agricultural operations in prime agricultural areas; xi. potential geotechnical considerations as appropriate; and xii. other potential impacts which may be specific to a proposed operation or site.	
NEW POLICY	9.2.X Existing licensed mineral aggregate operations shall be permitted to continue without the need for an Official Plan amendment, Zoning By-law amendment or other approval under the <i>Planning Act</i> .	Consistent The recommended policy is to be consistent with PPS 4.5.2.4, which allows existing licensed mineral aggregate operations to continue without requiring an official plan amendment, rezoning or development permit under the <i>Planning Act</i> .
NEW POLICY	9.2.X As established in the policies contained within this Plan for lands designated “Agriculture”, extraction of mineral aggregate resources will be permitted in agricultural areas in those areas shown as “Mineral Aggregate Resources” on Map B without an amendment to this Plan provided the site is rehabilitated in accordance with the policies of this Plan. Final rehabilitation shall take surrounding land and approved land use designations into consideration. For lands within the Agriculture designation,	

Existing Policy	Recommended Policy	Rationale
	rehabilitation to an agricultural condition, where feasible, is required.	
	SECTION 10 - IMPLEMENTATION MECHANISMS	
NEW POLICY	10.4.2 Lot adjustments for legal or technical reasons, such as for easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot are permitted. In order to maintain County-wide consistency in the implementation of this policy, minor boundary adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.	Clarify This new policy ensures alignment in interpreting and applying the technical provision related to lot adjustments.
10.10.1 The text, tables, and Maps 1 and 2 contained herein constitute the County of Lambton Official Plan. Appendix Maps represent mapping data maintained by others, do not form part of this Plan, and are provided for information purposes and context. Graphics and headings and map annotation are intended to be illustrative and are provided for information or reference only.	10.10.1 The text, tables, and Maps 1 and 2, and Appendix Maps A E, contained herein constitute the County of Lambton Official Plan. Appendix Maps represent mapping data maintained by others, do not form part of this Plan, and are provided for information purposes and context. Graphics and headings and map annotation are intended to be illustrative and are provided for information and reference.	Clarity The revised policy wording provides clarity on the maps included.
10.10.3 Where designation boundaries on Map 1 or Map 2 are intended to correspond with an identifiable feature associated with the built or natural	Delete existing text and replace with the following:	Clarity The replaced policy wording gives clarity on interpretation of map boundaries.

Existing Policy	Recommended Policy	Rationale
environment such as (but not limited to) lot lines, municipal boundaries, water bodies, designated natural heritage features, or road allowances or an area historically designated by a local official plan, the designation boundary shall be deemed to be that feature. The precise location of a designation boundary shall not be interpreted beyond what the resolution of the source data and intended scale of display allows for Map 1 or Map 2 and their component features (the source of which may be others).	When interpreting the maps of this Plan the following shall apply: a) the settlement area boundaries illustrated on Map 1 and 2 are definitive; b) the Intake Protection Zone boundaries illustrated on Appendix Map A - Source Protection Plans are definitive; c) all other non-provincially identified boundaries depicted on Map 2 and other appendices of this Plan are not definitive. Each Map and/or appendix will contain information on the notes as to the level of accuracy of the particular Map and/or appendix; and d) boundaries of land use designations coincide with distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features. In all other instances, where boundaries are not definitive or where there are no map notes for interpretation, the boundaries of land use designations will be determined by review of: existing zoning by-laws; prevailing lot	

Existing Policy	Recommended Policy	Rationale
10.10.4 In the case of a discrepancy between the text and a Map, the text will take precedence.	depths; orientation of lot frontages; lot patterns; and land use patterns. 10.10.4 In the case of a discrepancy between the text and a Map, the text will take precedence. Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation shall be made by the Manager of Development Services or their designate after appropriate consultation with the Province and/or Local Area Municipality, if required.	Clarity The new policy wording provides guidance in case of a difference of opinion.

4. Supporting Tables

4.1. Projection Tables

**Exhibit 3: Population of Lambton County by Constituent Census Sub-Division (CSD)
Actual 2016 and 2021, Projected 2026 to 2051**

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County*	126,526	130,993	140,517	144,505	148,224	152,312	157,013	162,358	4,467	31,365
Sarnia	73,455	74,779	79,676	82,528	84,873	86,893	88,757	90,552	1,324	15,773
Brooke-Alvinston	2,477	2,457	2,614	2,634	2,657	2,693	2,742	2,803	-20	346
Dawn-Euphemia	2,023	2,050	2,188	2,212	2,240	2,282	2,342	2,416	27	366

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Enniskillen	2,854	2,925	3,162	3,205	3,258	3,337	3,448	3,586	71	661
Lambton Shores	10,880	12,263	13,503	13,868	14,313	14,992	15,929	17,106	1,383	4,843
Oil Springs	661	672	734	745	757	776	802	835	11	163
Petrolia	5,894	6,240	6,557	6,650	6,762	6,934	7,171	7,469	346	1,229
Plympton-Wyoming	7,989	8,638	9,813	10,067	10,377	10,850	11,501	12,320	649	3,682
Point Edward	2,081	1,985	2,053	2,103	2,153	2,203	2,253	2,303	-96	318
St. Clair	14,440	15,199	16,254	16,506	16,814	17,284	17,932	18,746	759	3,547
Warwick	3,772	3,785	3,962	3,988	4,020	4,069	4,137	4,222	13	437

Exhibit 4: Dwellings of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	53,125	54,250	58,255	59,880	61,403	62,772	64,530	66,594	1,125	12,344
Sarnia	31,905	32,190	34,367	35,412	36,357	37,065	37,846	38,733	285	6,543
Brooke-Alvinston	985	875	947	988	1,025	1,051	1,076	1,107	-110	232
Dawn-Euphemia	775	750	813	838	844	856	886	916	-25	166
Enniskillen	1,060	1,040	1,111	1,135	1,163	1,195	1,245	1,291	-20	251
Lambton Shores	4,775	5,250	5,692	5,793	5,870	6,009	6,229	6,548	475	1,298
Oil Springs	260	310	341	356	361	367	373	399	50	89

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Petrolia	2,255	2,450	2,582	2,625	2,693	2,754	2,865	2,991	195	541
Plympton-Wyoming	3,050	3,155	3,622	3,772	3,912	4,082	4,335	4,600	105	1,445
Point Edward	950	920	960	963	969	963	961	964	-30	44
St. Clair	5,745	5,985	6,421	6,567	6,749	6,936	7,171	7,469	240	1,484
Warwick	1,365	1,325	1,398	1,431	1,460	1,495	1,543	1,577	-40	252

Exhibit 5: Employed by Place of Work of Lambton County by Constituent Census Sub-Division (CSD) Actual 2016 and 2021, Projected 2026 to 2051

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Lambton County	47,395	44,320	47,082	48,101	49,034	50,221	51,677	53,120	-3,075	8,800
Sarnia	29,020	26,035	27,649	28,573	29,385	30,264	31,200	32,026	-2,985	5,991
Brooke-Alvinston	585	560	586	567	548	531	518	505	-25	-55
Dawn-Euphemia	515	500	539	526	511	497	485	475	-15	-25
Enniskillen	695	720	775	764	755	751	756	764	25	44
Lambton Shores	3,470	3,935	4,240	4,293	4,370	4,526	4,763	5,050	465	1,115
Oil Springs	65	70	79	81	84	87	92	97	5	27
Petrolia	3,055	2,870	2,997	3,028	3,064	3,128	3,222	3,329	-185	459

MUNICIPALITY	ACTUAL		PROJECTED						CHANGE	
	2016	2021	2026	2031	2036	2041	2046	2051	16-21	21-51
Plympton-Wyoming	1,640	1,645	1,810	1,828	1,854	1,909	1,995	2,100	5	455
Point Edward	2,030	1,530	1,601	1,646	1,693	1,750	1,812	1,869	-500	339
St. Clair	5,005	5,310	5,619	5,620	5,612	5,628	5,684	5,754	305	444
Warwick	1,315	1,145	1,187	1,174	1,160	1,152	1,150	1,150	-170	5

4.2. Total Housing Demand

MUNICIPALITY	HOUSING DEMAND			
	SINGLE/SEMI-DETACHED	ROW	APARTMENT & OTHER	TOTAL (EXCLUDING ACCESSORY UNITS)
Lambton County	9,456	1,184	2,184	12,824
Brooke-Alvinston	233	0	10	244
Dawn-Euphemia	166	0	0	166
Enniskillen	241	0	11	251
Lambton Shores	1,320	91	108	1,519
Oil Springs	49	0	40	89
Petrolia	463	12	55	529
Plympton-Wyoming	1,348	16	72	1,436
Point Edward	65	0	-17	48
Sarnia	3,793	958	1,792	6,543
St. Clair	1,540	100	107	1,746
Warwick	239	8	6	252

5. Conclusion

The County of Lambton is updating its Official Plan to prepare for the projected growth of jobs and people across the County. This Official Plan review will support growth that is well planned, implement the County working with municipalities for the on-going development of well-designed, complete communities, and plan for jobs and housing as priorities into 2051. This Official Plan update will also ensure that the policies of the County of Lambton Official Plan are consistent with recent provincial legislation and policy amendments, including changes made to the *Planning Act* and PPS (2024).

This Policy Directions Report provides recommended policy updates and the rationale for policy updates with a focus on topics of key interest to the County. Many changes are as a result of new growth projections and to ensure consistency with changes in provincial planning direction, however, some new and innovative policies have also been introduced to provide guidance for matters of specific importance to Lambton County. This report is a starting point to address updates to the County of Lambton Official Plan; policy updates will be further informed by community engagement, including workshops with key stakeholders and various public engagement sessions. Community engagement will ensure that the County of Lambton Official Plan continues to provide direction for growth and development that is grounded in the needs, priorities and aspirations of all who live, work and play in the County.