

File No.: WE-OP23-01
Municipality: Municipality of West Elgin
Subject Land: Entire Municipality
Applicant: Municipality of West Elgin

Date of Decision: December 12, 2024
Date of Notice: December 18, 2024
Last Date of Appeal: January 7, 2025

NOTICE OF DECISION

With respect to an Official Plan under
Section 17(35) of the Planning Act

Purpose and Effect of the Official Plan

The purpose of this official plan is to replace the Municipality's existing official plan (adopted by By-law 2008-13). The new official plan contains 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 including policies and measures as are practicable to ensure the adequate provision of affordable housing and a description of the measures and procedures for informing and obtaining the views of the public in respect of various Planning Act processes.

Effect of Written Submissions on Decision

The written submissions received by Elgin County regarding this official plan were considered as a part of the County's review process. No modifications are proposed through the County's decision.

Decision

On December 12, 2024 the Elgin County Council hereby repealed the Official Plan of the Municipality of West Elgin as adopted by By-law No. 2008-13 and all subsequently amendments thereto, and **approves as modified** the Official Plan of the Municipality of West Elgin, as adopted by By-law No. 2023-75 on August 10, 2023.

When and How to File an Appeal

Any appeal to the Ontario Land Tribunal must be filed with OLT E-File Service no later than 20 days from the date of this notice as shown above as the last date of appeal, by 4:30pm EST.

The appeal should be filed with the OLT's e-File Service, identifying the Approval Authority (Elgin County). If the e-File service is unavailable, an appeal can be sent to the attention of the Director of Planning, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed by the Tribunal and the fee required by the County.

When the Decision is Final

The decision of the County of Elgin is final if a Notice of Appeal is not received on or before the last date for filing of a notice of appeal.

Other Related Applications: None

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the County of Elgin at the address noted below.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Ontario Land Tribunal E-File

Website: <https://olt.gov.on.ca/e-file-service/>.

Mailing Address for Filing a Notice of Appeal

County of Elgin, Planning Department
450 Sunset Drive
St. Thomas, ON N5R 5V1

Submit notice of appeal to the attention of the Director of Planning and Development.

Telephone: 519-631-1460
Email: mvaughan@elgin.ca

DECISION

With respect to the Official Plan for the Municipality of West Elgin
under Section 17 (34) of the Planning Act

I hereby approve the repeal of the Official Plan of the Municipality of West Elgin and all subsequent amendment thereto, pursuant to By-law No. 2008-13, insofar as this Official Plan is in effect.

I hereby approve all of the Official Plan of the Municipality of West Elgin as adopted by By-law 2024-75, subject to the following modifications:

1. Replace all references in the document to “Provincial Policy Statement” with “Provincial Planning Statement” and any associated references to “2020” with “2024”.
2. Replace all references in the document to “County Official Plan (2013)” with “County Official Plan (2024)”.
3. Section 1.2, replace “2022” after the words “this” in the second sentence with “2024”.
4. Section 1.3, delete the words “is approved by Council and adopted” and replace with “approved by the County of Elgin”.
5. Section 1.5.1, replace the words “four sections” with “five chapters” in the second sentence and replace the words “Building Strong Communities” with “Building Homes, Sustaining Strong and Competitive Communities; Infrastructure and Facilities;” and add the words “and Interpretation” after the word “Implementation”.
6. Section 1.5.2, replace “(2013)” with “(2024)” in the last sentence.
7. Section 3.3.3.1, delete in its entirety and replace with the following:

“3.3.3.1 Settlement Area Expansions and Establishing New Settlement Areas

In accordance with the County of Elgin Official Plan, the establishment of new settlement areas is not permitted, and no expansions of Tier 2 or 3 settlement areas shall be permitted until municipal water and municipal sanitary sewage systems are available to service that settlement area.

Proposals to expand a Tier I settlement area boundary shall not be considered on a piecemeal basis, but only through a comprehensive urban boundary review which:

- a) must demonstrate there is an insufficient supply of lands to accommodate 30-years’ of urban growth through a review and analysis of the County’s population and employment projections and land needs assessments;
- b) analyzes the existing land supply and demonstrates that any proposed expansion will not adversely impact or undermine achieving the County’s intensification and redevelopment target;

- c) includes an options analysis reviewing alternative growth directions to determine how best to accommodate future development;
- d) confirms the financial viability of expanding infrastructure and public service facilities to any proposed urban expansion lands;
- e) confirms that there is sufficient reserve capacity available in the Municipality's sanitary sewage and drinking water systems, or will imminently be available, to be allocated to any proposed urban expansion lands, above what has already been allocated to existing designated lands;
- f) confirms that any proposed urban expansion lands do not include specialty crop areas, as defined by provincial policy;
- g) confirms that there are no reasonable alternatives which avoid prime agricultural lands being included in the proposed urban expansion lands;
- h) assesses potential impacts on agricultural operations and the agricultural system as a result of the expansion, and subsequently confirms that these impacts can be mitigated to the extent feasible;
- i) assesses potential impacts on the Natural System as a result of the expansion and demonstrates that there will be no negative impacts on the system's ecological features and functions;
- j) considers cross-jurisdictional issues including any servicing or access arrangements with adjacent municipalities; and,
- k) demonstrates that the proposed expansion lands will:
 - i. serve as a continuous and logical extension to the existing built-up area that does not 'leapfrog' over existing undeveloped tracts of land;
 - ii. provide for the integration of new development within the fabric of the existing built-up area from a community design, transportation, and open space perspective;
 - iii. be easily accessed by, and connected to, the existing transportation network; and,
 - iv. be located so that it can benefit from existing community facilities or alternatively, be serviced by new community facilities that are developed in a timely manner.

In undertaking the urban boundary review, the level of detail of the review should correspond with the complexity and scale of the proposed expansion.”

8. Section 3.3.3.2, delete in its entirety and replace with the following:

“3.3.3.2 Settlement Area Boundary Adjustments

Notwithstanding the requirements of Subsection 3.3.3.1, adjustments of a settlement area boundary outside a comprehensive urban boundary review may be permitted subject to demonstrating:

- a) there would be no net increase in land within the Municipality's settlement areas;
- b) the adjustment would support the ability to meet the County of Elgin's intensification and redevelopment target;
- c) the lands subject to the adjustment do not comprise specialty crop areas;
- d) the proposed adjustment complies with the minimum distance separation formulae;
- e) impacts on agricultural operations which are adjacent or close to the proposed adjustment are mitigated to the extent feasible; and,
- f) the locational criteria established in Subsection 3.3.3.1 k) are met.

9. Create a new Section 3.3.3.3 as follows:

“3.3.3.3 Settlement Area Boundary Adjustments & Expansions, When an Amendment is Required

Concurrent amendments to this Plan and the County of Elgin Official Plan will be required for a settlement area expansion. Notwithstanding this, an amendment to the County of Elgin Official Plan may not be required for an amendment to this Plan that provides for a minor technical settlement area boundary adjustment that does not result in new uses being brought into or established in a settlement area.”

10. Create a new Section 3.3.3.4 as follows:

“3.3.3.4 Phasing of New Development in Designated Growth Areas

New development and redevelopment within West Elgin’s designated growth areas will proceed according to the growth management and phasing policies of the County of Elgin and this Plan and will be staged and coordinated in alignment with all relevant servicing, transportation, and infrastructure master plans or other similar studies. Development and redevelopment in designated growth areas will sequence development to:

- a) ensure the substantial completion of new development areas before additional development areas are opened-up for development;
- b) ensure that development in designated growth areas is planned, designated, zoned, and designed in a manner that:
 - i. supports the achievement of complete communities and multimodal transportation;
 - ii. provides for the protection of the natural heritage system and water resources; and,
 - iii. provides for the orderly transition from agriculture, agricultural activities and related uses to support the continuation of agricultural uses for as long as practical.
- c) direct new development to occur adjacent to the existing built-up area and ensure that these areas have a compact form and a mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities;
- d) optimize wherever possible the use of existing infrastructure (sewer, water and roads); and,
- e) provide infrastructure that is feasible, efficient and financially sustainable, considering fiscal impacts to the Municipality and County.

Notwithstanding the above, public infrastructure such as roads, parks, fire halls, schools and servicing facilities may proceed at any time in designated growth areas, subject to the availability of servicing infrastructure and other requirements of the Municipality and the County.”

11. Section 3.3.4.2, replace the intensification target with “16%”.

12. Section 3.3.8, replace the words “accessory dwelling units” with “additional dwelling units”.

13. Section 3.3.8.4.2, replace the affordable housing target with “55%”.

14. Section 3.3.8.4.3, delete in its entirety and replace with the following:

“3.3.8.4.3 Affordable Housing Target Achievement

To support **affordable** housing, the Municipality will:

- a) work collaboratively with St. Thomas-Elgin Social Services, other non-profit housing organisations/providers, as well as the private sector, to provide a range of housing types, unit sizes, affordability and tenure arrangements at various densities and space to meet the needs and income levels of current and future residents;
- b) Encourage a mix of housing types and tenures in new residential developments;
- c) Require applicants to demonstrate how their proposal works towards achieving Council’s affordable housing target, and if the proposal does not include affordable housing, advising why it is not appropriate to incorporate it; and,
- a) Consider additional tools, including but not limited to Community Improvement Plan incentives and alternative development standards.”

15. Create a new Section 3.3.8.5 as follows:

“3.3.8.5 Emergency Shelters & Transitional Housing

Emergency housing offers short-term crisis support to those who are experiencing homelessness and includes homeless shelters and shelters for those escaping domestic violence and intimate partner violence. Transitional housing includes group homes and other forms of temporary housing that aims to bridge the gap from homelessness to permanent housing and is normally used as a form of supportive housing for treatment, and mental health. Emergency shelters and transitional housing shall be permitted in all residential and institutional designations in settlement areas subject to the following:

- a) The development being compatible in scale, magnitude, and character with the area in which it is located;
- b) The development shall provide occupants with, at a minimum, self-contained sleeping accommodations with common kitchen and washroom facilities;
- c) Adequate amenity space, reflective of the needs of the occupants, is provided on-site;
- d) Co-location of accessory support services and facilities, reflective of the needs of the occupants, is encouraged;
- e) Potential impacts from the development are assessed, with a view to minimizing land use conflicts between the development and neighbouring land uses;
- f) The incorporation of mitigation measures to ensure the safety and security of occupants, staff, and the surrounding community;
- g) At the time of the establishment of the use, a communications strategy is developed between the transitional housing operator and the surrounding community; and,
- h) Any public health requirements being adequately addressed.”

16. Section 3.3.9.3, delete in its entirety and replace with the following:

“3.3.9.3 Conversion of Employment Lands

Any proposal to convert employment lands within a designated **Employment Area** to another type of land use will only be considered where it can be demonstrated by the proponent, to the satisfaction of the Municipality:

- a) the proposed conversion is minor and located on the periphery of the broader employment area;
- b) there is an identified immediate need and identified user/use for the lands to be converted;
- c) there is sufficient supply of employment lands to accommodate projected employment growth in the Municipality to the horizon of this Plan, and the land is not required for employment uses over the long term;
- d) there is existing or planned **infrastructure** and **public service facilities** to accommodate the proposed use(s);
- e) the proposed land use(s) 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 uses; and,
 - ii. maintaining access to major goods movement facilities and corridors.”

17. Section 3.3.10, delete the words “through the Municipality’s Comprehensive Review” in the second sentence.

18. Section 3.3.10.1, delete in its entirety and replace with the following:

“3.3.10.1 Employment Area Protection

Any proposal to convert lands within a designated **Employment Area** to another type of land use will only be considered in accordance with Policy 3.3.9.3.”

19. Create a new Section 3.3.10.2 as follows:

“3.3.10.2 Land Use Compatibility with Employment Areas

In accordance with provincial policy, on lands within 300 metres of **Employment Areas**, development 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**. To this end, where a sensitive land use is proposed within 300 metres of an employment area:

- a) the Municipality shall require a land use compatibility study to be completed, in accordance with provincial guidelines, assessing potential impacts and required mitigation measures on the employment lands and uses.
- b) where circumstances warrant, the Municipality may also require noise and vibration, odour, traffic, or similar assessments to ensure potential impacts and nuisances are assessed and mitigated.”

20. Section 4.2, replace third paragraph as follows: “To this end, the Municipality shall support County Economic Development programming, as well as business recruitment and expansion measures in West Elgin.”

21. Section 5.2 c), delete the word “uprush”.

22. Section 5.4, delete in its entirety and replace the following:

“5.4 Additional Dwelling Units

The Municipality recognizes **additional dwelling units** as an important component to support a range and mix of housing options. Accordingly, **additional dwelling units** are permitted throughout the Municipality ancillary to permitted single-detached, semi-detached or rowhouse dwellings in accordance with the following:

- a) One **additional dwelling unit** in the principal building and one **additional dwelling unit** in an ancillary building or as a tiny home on the same lot, for a total of three residential dwellings on one property, shall be permitted;
- b) Two **additional dwelling units** shall be permitted in the principal building, where no ancillary building contains a dwelling unit on the same lot, for a total of three residential dwellings on one property;
- c) The lot size and configuration are sufficient to accommodate required infrastructure, adequate parking, green spaces and amenity areas for both the principal dwelling and the **additional dwelling unit(s)**
- d) The **additional dwelling unit(s)** meet(s) all applicable law;
- e) The overall appearance and character of the principal dwelling is maintained in accordance with local by-laws; and,
- f) Accessory structures that contain an **additional dwelling unit** shall not be severed from the principal dwelling.

In addition to the above, **additional dwelling units** located within the Agricultural Area shall also be subject to Policy 7.1.6.2.”

23. Section 5.5, replace reference to “Elgin St. Thomas Health Unit” with “Southwestern Public Health”.

24. Section 5.7, add the words “and emergency shelters” at the end of the first sentence.

25. Section 5.8, replace the words “special needs housing” with “additional needs housing”.

26. Section 5.11, delete the introductory paragraph in its entirety and replace with the following:

“New **development** shall be compatible with adjacent land uses, comply with Policy 3.3.10.2 of this Plan, and be consistent with the Ministry of Environment Land Use and Compatibility Guidelines (D-6 Guidelines).”

27. Section 6.2.1.4, delete all references to the word “significant”.

28. Section 6.2.1.6, delete the term “Conservation Authority” and insert the words “other authorities, if” before the word “applicable”.

29. Create a new Section 6.2.1.8 as follows:

“6.2.1.8 Natural Heritage Features Net Gain

The County of Elgin has adopted a target increase in forest coverage in the County to 30% of its land base by 2044 and this is supported by the Municipality of West Elgin. As such, the Municipality will work towards achieving this target by:

- a) Requiring development proponents to demonstrate how their development proposal will assist in achieving this goal where there is an existing woodland on-site;

- b) Encouraging development proponents to incorporate naturalized woodlands into development proposals where on-site woodlands have been previously cleared; and,
 - c) Working with local municipalities, Indigenous nations, public/private organizations and intuitions, and industry to encourage and supporting tree planting on public and private lands.”
30. Section 6.2.2.2, delete the word “may” and replace it with “shall” in the fourth sentence.
 31. Section 6.2.2.3, delete the words “lands identified as”.
 32. Section 6.2.2.4, delete all references to the words “significant”.
 33. Section 6.2.2.5, delete the words “in consultation with the Conservation Authority” in the third sentence and delete the term “the Conservation Authority,” in the fourth sentence.
 34. Section 6.2.2.6, delete the last sentence in its entirety and replace it with the following: “Where **development** and **site alteration** adjacent to **Natural Heritage Features and Areas** is proposed, the Municipality will consult with the County, and the Province (where required). The Municipality will use the setbacks in Table 6.1 to determine the need for an Environmental Impact Study:”
 35. Section 6.2.4.2, delete in its entirety.
 36. Table 6.1, delete the term “Significant Habitat of Endangered Species and Threatened” and replace it with “Habitat of Endangered and Threatened Species”.
 37. Section 6.2.4.1, delete the second sentence in its entirety and replace it with the following: “Where the policies of this Plan require that an Environmental Impact Study be prepared, the Municipality may consult with outside agencies or technical peer reviewers regarding the scope of the Environmental Impact Study.”
 38. Section 6.2.4.3, delete the policy in its entirety and replace with the following: “Where required, the municipality may work with the Lower Thames Valley Conservation Authority or other technical peer reviewers in the **development** of an Environmental Impact Study to address natural heritage policy requirements in accordance with the Service Agreement between the Conservation Authority and Municipality.”
 39. Section 6.2.5.1 h), replace “have regard for the requirement” with “Comply with the requirements”.
 40. Section 6.3.4.1, delete the word “uprush” and replace with “effects”.
 41. Section 6.5.3.6 c), delete and replace with the following text: “archaeological assessment and heritage impact assessment”.
 42. Section 7.1.3.1, add the following subsections at the end of the policy as follows:
 - “k) Dwellings, in accordance with Policy 7.1.6; and
 - j) **Additional dwelling units**, in accordance with Policy 7.1.6.2.”

43. Section 7.1.3.2, delete the words “designated and/or” in the third sentence. Replace the word “should” with “may” in the fourth sentence.
44. Section 7.1.4.2, insert the word “agricultural” before “distribution facilities”.
45. Section 7.1.5.1, delete the term “indoor cannabis cultivation”.
46. Section 7.1.6 a) delete the word “New”.
47. Section 7.1.6 d), delete the words “second farm” before the word “residence”.
48. Section 7.1.6, add the following subsection at the end of the policy as follows:

“e) Additional dwelling units in accordance with Policy 7.1.6.2.”
49. Section 7.1.6.1, add the following at the end of the second sentence: “and shall be subject to site plan control when proposed in multiunit or communal/dormitory formats.”
50. Create a new Section 7.1.6.2, as follows:

“7.1.6.2, Additional Dwelling Units in Agricultural Areas

Where a single detached, semi-detached, or rowhouse dwelling is permitted in the Agricultural Area, up to two (2) **additional dwelling units** shall be permitted on the same lot as the principal dwelling, subject to Policy 5.4 and the following:

- a) where a proposal would result in two (2) **additional dwelling units** on a lot, at least one of the units shall be located within or attached to the principal dwelling;
- b) where a proposal would result in a **additional dwelling unit** that is physically detached from the principal dwelling, the unit is limited in scale and is located in close proximity to the principal dwelling or farm building cluster;
- c) the **additional dwelling unit(s)** shall comply with the minimum distance separation formulae;
- d) appropriate sewage and water services are available to service the **additional dwelling unit(s)**, in addition to the principal dwelling;
- e) any public health or safety concerns are addressed to the satisfaction of the Municipality; and,
- f) the removal of any productive agricultural land is avoided or, where avoidance is not possible, minimized to the satisfaction of the Municipality.

For greater certainty, **additional dwelling units** permitted in the agricultural area are considered a separate and distinct use from the housing for farm help described in Policy 7.1.6.1.”

51. Section 7.1.7.2, replace subsections c) and e) as follows:

“c) no new dwelling or **additional dwelling unit** is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law;”

“e) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and minimizes the loss of productive farmland; and”

52. Section 7.2.3.2 l), replace with word “Accessory” with “Additional”.

53. Section 7.2.3.3 is deleted in its entirety and replaced with the following:

“The Municipality will support the County's overall minimum residential density target of 20 units per net hectare in Tier 1 Settlement Areas of Rodney and West Lorne by:

a) promoting a mix of low and medium density housing opportunities;

b) encouraging the efficient use of land through the site plan and plan of subdivision process;

c) encouraging denser forms of development where appropriate; and,

d) updating the Municipality's Zoning by-law to include appropriate minimum and maximum densities for development, taking into account any servicing constraints/limitations in Rodney and West Lorne”

54. Delete Table 7.1 in its entirety.

55. Section 7.2.3.4 b), replace the word “should” with “shall”.

56. Section 7.2.3.5, replace in its entirety with the following:

7.2.3.5 Housing Mix

In accordance with County policy, **development** proposals for undeveloped parcels shall incorporate a range of housing types and densities, such that no more than 70% of proposed dwelling units are composed of single detached dwellings, unless it is capable of being demonstrated that market, servicing, site conditions and neighbouring land use dictate otherwise.”

57. Section 7.2.3.6.1, in the first sentence replace with the words “maintain or enhance” with “be compatible with”.

58. Section 7.2.3.8, delete in its entirety.

59. Section 7.3.3 b), delete and replace with the following “**Additional dwelling units** in accordance with Policy 5.4;”

60. Section 7.3.5.1, delete the words “,including applicable Minimum Distance Separation requirements,” from the first sentence.

61. Section 7.6.2 a), insert the policy reference “5.5” at the end of the sentence.

62. Section 7.6.2. b), delete the word “Accessory” and replace with “Additional” and insert policy reference “5.4” at the end of the sentence.

63. Section 8.1.2.1 g), delete the word “Accessory” and replace with “Additional”.

64. Section 8.1.8.2 a), delete the last sentence and replace it with: “Such amendment will be in conformity with the applicable policies of the PPS, the County Official Plan, and this Official Plan.”

65. Section 9.9, create a new subsection after Section 9.9 as follows:

“9.9.1 Development & Contaminated Sites

The Municipality encourages the identification of contaminated sites (brownfields) or land adjacent to known or suspected contaminated sites, their remediation, and appropriate redevelopment, in accordance with Provincial regulations and procedures and the policies of this Plan.

Proponents of development may be required to document the previous uses of the subject property and/or any properties that may have been impacted by or have impacted the subject property, to assist in the determination of the potential for site contamination.

For land with an historic use which may have resulted in site contamination or land adjacent to known or suspected contaminated sites, Environmental Site Assessments (ESAs) will be prepared to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.

Where an ESA has determined that contamination exists, no development shall be permitted until such time as a Record of Site Condition has been prepared by a qualified person confirming that site soil conditions meet provincial criteria for the proposed use.

Development of a brownfield site shall meet the Province’s requirements for development on potentially contaminated sites as set out in the Environmental Protection Act, its associated regulations, or amendments made thereto.

Where feasible, the Municipality may support on-site and local re-use of uncontaminated excess soil(fill) through planning and development approvals where such reuse will not impact human health, the environment, or pose as a financial or personal liability to the municipal corporation.”

66. Section 11.9.2, delete the word “boundary” and replace with “community improvement project area(s)” in the second sentence.

67. Section 11.12, delete the words “a comprehensive” and replace with “an official plan” in the first sentence.

68. Section 11.16, delete the last sentence and replace with the following: “The County of Elgin is approval authority for part lot control by-laws.”

69. Section 11.17 a), delete in its entirety and replace with the following: “The plan of subdivision is consistent with the Provincial Policy Statement, and conforms to the policies and land use designations of this Official Plan, and the County of Elgin Official Plan.”

70. Section 11.21.4 f), delete in its entirety and replace with the following:

“f) To create of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, in accordance with Policy 7.1.7.2; and”

71. Section 12, insert or, delete and replace, the following definitions detailed in the Provincial Planning Statement (2024):

- Additional Dwelling Unit
- Additional Needs Housing
- Adjacent Lands
- Agricultural Condition
- Agricultural Impact Assessment
- Agricultural System
- Agricultural Uses
- Agri-food Network
- Areas of Archaeological Potential
- Built Heritage Resource
- Compact Built Form
- Compete Communities
- Cultural Heritage Landscape
- Employment Area
- Flooding Hazard
- Floodproofing Standard
- Habitat of Endangered and Threatened Species
- Heritage Attributes
- Housing Options
- Impacts of a Changing Climate
- Infrastructure
- Intensification
- Low Impact Development
- Major Goods Movement Facilities and Corridors
- Minerals
- Negative Impact
- On-farm Diversified Uses
- Other Water-related Hazards
- Partial Services
- Petroleum Resource Operations
- Petroleum Resources
- Planned Corridors
- Prime Agricultural Area
- Protected Heritage Property
- Provincial and Federal Requirements
- Public Service Facilities
- Reserve Sewage System Capacity
- Reserve Water System Capacity
- Residence Surplus to a Farming Operation
- Settlement Areas
- Significant
- Threatened Species
- Transit-supportive
- Wave Effects

72. Section 12, delete the following definitions in their entirety:

- Comprehensive Review
- Special Needs

73. Delete all schedules 1 through 6 in their entirety and replace with the schedules appended to this Decision as Appendix 'A'.

74. That the Table of Content, page numbering, and section numbering is revised as required to address all modifications.

Dated at the County of Elgin this 12th day of December 2024.

A handwritten signature in black ink, consisting of stylized initials and a long horizontal stroke extending to the right.

Director of Planning & Development,
County of Elgin

Appendix 'A' – West Elgin Official Plan Approved Schedules