

Public Information Centre: Development Education Session

Questions & Responses

Disclaimer: The questions in this document may have been edited for length, spelling, confidentiality, or appropriateness. While we've made adjustments to improve clarity, the intent of each question remains unchanged.

Question #1	Could you please clarify what specific statutes or rules of procedure prevent the town from sharing information and analysis about development applications that are part of an OLT hearing process? With the exception of mediation, I've not been able to find anything that obliges the town to not share information with the community.
Response	Our legal counsel and Integrity Commissioner have advised that the best approach when sharing information about development applications under review by the Ontario Land Tribunal (OLT) is to provide details that are already part of the public record. We consult with legal counsel throughout the process to determine what information can or should be shared. The Town's Communications department, in collaboration with the CAO and the Director of Development Services, provides updates on the Town's citizen engagement website, Engage Perth, including: • OLT expert witness statements, • Relevant documentation related to the application, • Press releases, and • Updated plans. While there is no court-ordered restriction on sharing information about this file, there are important reasons why not all details can be made public, including: 1. Mediation and negotiations are confidential. Discussions in these settings are private to

	allow all parties to negotiate openly. Sharing negotiation details before discussions are finalized could impact the process. 2. Some documents require permission to be shared. In many cases, materials submitted by the other party are not automatically public, and the Town cannot release them without consent. 3. Information evolves throughout the process. Updates and proposals often go through multiple revisions as experts review and refine their recommendations. Sharing details too early could lead to confusion, as the information may change before a final decision is made. Keeping the focus on solving issues, rather than responding to evolving drafts, ensures a smoother process for everyone. The Town is committed to keeping the community informed while respecting legal and procedural requirements. We will continue to provide updates as more information becomes publicly available.
Question #2	It seems like it's already covered, but I'm very interested in learning more about infrastructure planning and costs for growth and how these are managed and shared between developers, the Town, and other levels of government.
Response	There are significant costs associated with development, including both infrastructure expansion and long-term maintenance. The Town must carefully plan for growth to ensure we have the capacity to support new development while maintaining the services and infrastructure residents rely on. Right now, Perth has over 1,770 units in active planning applications. To help guide development, the Town is completing or updating several key studies, including: • Transportation Master Plan – Addresses roads, traffic, and transportation needs

	• Infrastructure Master Plan – Examines water, sewer, and other core infrastructure • Recreation Location Study & Recreation Master Plan – Looks at how parks and recreational spaces will evolve • Water Tower Location Study – Determines the best site for future water storage • Fire Capacity Study – Ensures fire services can meet future demand • Official Plan & Zoning By-law Updates – Align planning policies with long-term growth • County Growth Study – Projects population and housing needs up to 2051 Who Pays for What? Infrastructure costs are shared between developers, the Town, and sometimes other levels of government. Here's how it typically works: • Developers pay for and install new infrastructure like roads, underground pipes, and pumping stations, under the supervision of the Town's engineer. If neighbouring lands will also benefit from the new infrastructure, developers may enter into cost-sharing agreements. • Larger infrastructure projects, such as a new water tower or wastewater treatment expansion, are funded through development charges (fees collected from developers when building permits are issued) and, where possible, grants from other levels of government. • Ongoing maintenance and services—such as road repairs, snow removal, and municipal staffing—are funded through property taxes, which include contributions from both existing
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	residents and newcomers moving into new developments. By planning ahead and working closely with developers, the Town ensures that growth is managed in a way that benefits the community while keeping costs fair and sustainable.
Question #3	Could you also include some information on conflicts of interest and how they might apply to Town staff and to Council members, please?
Response	A conflict of interest happens when someone's personal connections—such as family ties, friendships, financial interests, or social relationships—could affect their judgment, decisions, or actions on a project. The Town of Perth has a Code of Conduct that outlines expectations for both Town staff and Council members when it comes to conflicts of interest. Additionally, the Town's Integrity Commissioner is available to review or provide guidance on potential conflicts of interest and the Code of Conduct for both staff and Council members. How conflicts of interest are handled: • Town staff must assess whether they have a conflict of interest before working on a project. If a conflict exists, they must remove themselves from the process. • Council members are required to declare any conflicts of interest before discussion of the matter commences at Committee of the Whole and Council meetings. These rules help ensure fairness, transparency, and accountability in all municipal decisions.
Question #4	Has the Town of Perth considered hiring a town planning firm to prepare a master plan, a vision for how growth and development could take place in a phased and orderly manner, in accordance with the Official Plan?

Response	The Town of Perth has already completed a Master Plan for the areas north of Highway 7, and this plan is guiding current developments in that area. In addition, an Infrastructure Master Plan has been developed to address growth near the golf course and surrounding lands. Developers in that area must take this plan into account when proposing new projects. Right now, the Town's Official Plan is being updated. As part of this process, a secondary plan may be required once further studies—such as infrastructure assessments—are completed. These studies will help ensure that growth is planned in a phased and orderly way, aligning with the Town's long-term vision.
Question #5	Given the Official Plan, if one developer is allowed to build over 1,000 homes with over 2,500 residents, does that mean the Town will no longer have the ability to receive housing proposals from other developers?
Response	No, the Town is still accepting housing proposals from developers. Right now, Perth has the infrastructure capacity to support a population of over 8,000 people. Additionally, the Town is working on expanding capacity at the sewage lagoon by 2026, thanks to a Provincial grant, which will allow us to serve a population of more than 10,500. This means there is still room for future development, and new housing proposals will continue to be considered in line with the Town's planning policies and infrastructure capacity.
Question #6	What is the point of going to the effort and expense of local community employees, experts and taxpayers to develop official plans if a large developer with deep pockets and political connections can bypass laws, regulations and policies by going to the OLT and have their whims and wishes granted?

Response	The Official Plan is a guiding document that aligns with the direction set by the Province through the Provincial Planning Statement. It helps shape how the Town grows and develops while balancing community needs, infrastructure capacity, and provincial policies. That said, anyone—whether it’s a homeowner, a local builder, or a large developer—has the right to request an amendment to the Town’s Zoning By-law or Official Plan if they believe changes are needed for their project. If Council denies a request, any applicant can appeal the decision to the OLT for a review. While the Official Plan provides guidance, the Zoning By-law is a legal and enforceable document. Amendment applications exist because every site is different, and flexibility is sometimes needed to accommodate responsible growth. The Town carefully reviews each application to ensure it aligns with our long-term planning goals and community interests.
Question #7	Of course, small developers or individuals who wish to build must adhere to and respect rules, regulations, bylaws and standards. Why are there inconsistencies and how they are treated differently from the ‘big guys’?
Response	Everyone—whether it’s an individual homeowner, a small builder, or a large developer—is subject to the same rules, regulations, and standards. The Town applies these guidelines consistently to all development proposals. However, one key difference is that appealing a decision to the OLT can be costly. While individuals and small developers can appeal, it’s less common simply because of the financial and legal resources required. Larger developers, usually with more complicated projects, are more likely to pursue an appeal, which is why their cases often receive more public attention.

	That said, the Town follows the same review and approval process for all applications, regardless of who is applying. Our goal is to ensure that development is fair, responsible, and aligned with community needs and planning policies.
Question #8	A letter was sent to the Provincial government signed by a number of local municipalities asking for the OLT to be dissolved. Did Perth sign this letter?
Response	The Town of Perth was not circulated on this letter and was not made aware of it. Generally, the Town believes that local decision-making is best handled at the municipal level, where Council members understand the needs of the community and its residents. However, like most provinces, Ontario has an appeal structure in place through the OLT to provide a process for reviewing planning decisions.
Question #9	I heard another municipality in Lanark County has doubled their Development Charges. Does the Town of Perth have similar plans?
Response	The Town of Perth is currently reviewing its Development Charges By-law, which is not scheduled for an update until 2029. However, with potential new developments and infrastructure projects on the horizon, there may be changes in the future. Development charges are not set arbitrarily—they are calculated based on the infrastructure needed to support new growth. Any updates to the by-law would follow a detailed review to ensure fairness and alignment with the Town's long-term planning goals.
Question #10	What is the Town's standard for allowing any building development in the Flood Zone? Is it the 100 year flood zone?
Response	Development within a floodplain or regulated area requires approval from the Rideau Valley Conservation Authority (RVCA). Before any building can take place, an Environmental Impact Statement or hydrogeological assessment is

	often required to determine whether development can be permitted closer to the flood zone and what mitigation measures would be necessary. The Town cannot issue a building permit for properties in these areas without RVCA approval. Their guidelines ensure that development is done safely and in a way that protects both the environment and the community.
Question #11	About the future of housing in Perth: "Ontario is the second-highest flood-prone region in Canada, with an average annual loss of \$805.1 million" and "flood depth may increase by up to 60 per cent." Will the Town mitigate flood risk, budget for flood damage, and insure infrastructure beside floodplains in order to help retain residents there?
Response	The RVCA is currently updating floodplain mapping for the Lanark County area. The RVCA is responsible for regulating development within flood-prone areas and issuing permits for construction within the floodplain. The Town does not set floodplain limits or provide flood insurance—these matters fall under the jurisdiction of the Conservation Authority and insurance providers. However, the Town works closely with the RVCA to ensure responsible planning and mitigation measures are in place to help protect the community.
Question #12	Is Council fully committed to the Perth Official Plan in every way when accepting any development?
Response	The goal of Council is to make decisions that align with planning policies while also considering the specific circumstances of each proposal. Council considers multiple factors when making decisions, including: • Policies set by the Province, County, and the Town • Community input

	Staff recommendations and technical studies While the Official Plan provides important direction and guidance on how the community should grow, it is not a legally binding document. This means that, in some cases, there may be flexibility in how policies are applied, as every development proposal is unique.
Question #13	What is the definition of affordable?
Response	Housing is a County responsibility. Lanark County defines "affordable housing" based on income and market conditions. The definition considers the least expensive of the following: - Rent that does not exceed 30% of a household's gross annual income for low- to moderate-income households (\$1,620/month); or - Rent that is at or below the average market rent in the region (\$982/month). For rental housing, low- to moderate-income households are defined as those with incomes in the lowest 60% of the income distribution for renters in the regional market area. According to the Municipal Tools to Support Affordable Housing Study, the current affordable rent in Lanark County is \$982/month.
Question #14	Twice this past year the Emergency Department was shut down, because of lack of nurses and medical staff. This is directly related to lack of affordable housing for people in the workforce, who cannot afford \$ 800,000 homes. Considering the shortage of housing for people in the workforce, is the Town of Perth committed to 25% of new housing to be built to be affordable? If yes, how will that be implemented?
Response	The shortage of medical staff is a complex issue affecting communities across the country, with many contributing factors. The hospital has been contacted regarding this development. When it comes to affordable housing, the Town's Official Plan sets a goal of 25% of new development

	being classified as affordable. This would be outlined as a condition in subdivision agreements, with specific pricing determined and agreed upon. However, achieving this goal often requires significant funding from federal and provincial programs, which are essential to making affordable housing projects viable. Without these programs, meeting the 25% target remains a challenge. That said, Council is actively supporting affordable housing initiatives. For example, the Town has provided land near the fairgrounds for an affordable housing project to be built this year, demonstrating its commitment to increasing housing options for the workforce and broader community.
Question #15	Not including Caivan's proposal to build 1,069 housing units on the former Perth Golf Course: a) how many new housing units have been approved and are being built/expected to be close to completion in the town in the next 5 years? How many new units have developers and individuals applied to the town to build in the town and how many are currently in various stages of approval/development in the town of Perth? This information is not available on the Planning and Development website.
Response	Information about new housing developments is available on the Town's website when public meeting notices are issued. Additionally, details can be found in Committee of the Whole and Council agendas. Housing Developments in Progress (Not Including Caivan's Proposal) Here's a breakdown of approved and in-progress developments expected in the next five years: • 55-57 Drummond Street – 18 units • 79 Wilson Street West – 36 units (in process) • 125 Wilson Street – 63 units (20 designated affordable) (in process)

	• Harris Street - 32 units (in process) • Harris Street - 104 units (in process) • 60 & 60B Drummond Street - 25 units (in process) • Perthmore Subdivision (Next Phase) - 94 units Total: 372 units With the exception of the Perthmore subdivision, all of these developments are infill or redevelopment projects, meaning they are being built within the existing urban area rather than expanding into new land.
Question #16	With the expected increase in population, is there a plan in place for public transportation? Or is the intention for all development to be car dependent, increasing the traffic load on the existing streets?
Response	Public transportation planning is currently being explored at both the County and Town levels. • Lanark County has received a grant from the Federation of Canadian Municipalities to conduct a feasibility study on transit options across the County. This study will help determine potential solutions for public transportation in the region. • The Town of Perth has recently completed an Active Transportation Plan, which focuses on improving infrastructure for pedestrians, cyclists, and other non-car travel options. These improvements will be made over time to support more accessible and sustainable transportation choices. • Lanark Transportation also provides some transit services within the County. While the Town does not currently have a public transit system, these initiatives are important steps toward exploring future transportation options as the community grows.

Question #17	To accommodate all planned development over the next 5 AND the next 10 years, what does the Town calculate will be needed with respect to capacity increase for water availability (another tower?), and sewage treatment (more lagoons or a shift in type of sewage treatment?), fire station capacity, road creation and repair, and community recreation facilities?
Response	The Town of Perth has a comprehensive Asset Management Plan (AMP) that outlines existing infrastructure and identifies what will be needed as the community grows. This includes key services such as water, sewage treatment, road maintenance, fire services, and recreation facilities. We regularly update the AMP to track when new infrastructure is required. Based on projected growth over the next 5 to 10 years, here's what's planned: • Water Capacity - The Town is beginning the process of adding a second water tower to ensure long-term supply. • Sewage Treatment - Expansion of the sewage lagoon is set to begin later this year to accommodate future development. • Fire Services - The Town continues to assess fire station capacity as part of its planning efforts. • Roads & Infrastructure - Maintenance and expansion are guided by the AMP, ensuring roads and services keep up with development. • Recreation Facilities - The Town is in ongoing discussions with neighbouring municipalities about shared opportunities for recreation and facility expansion to meet future needs. These infrastructure projects are carefully planned and implemented based on growth triggers to ensure the Town can support new development while maintaining high-quality services for residents.

Question #18	What concerns about the future of the town of Perth sometimes keep the town council and town staff awake at night? Just curious.
Response	That's a great question! Many of the same concerns that weigh on residents' minds also keep Town Council and staff up at night. Our top priority is making life better in Perth—while keeping it affordable and sustainable for everyone. Here are just a few of the key challenges we consider: • Keeping taxes low while ensuring roads are well-maintained, water is clean, and essential services—like swimming lessons, hockey programs, and parks—are available to residents. • Navigating economic changes, such as tariffs, trade policies, and other factors that could impact local businesses and jobs. • Planning for infrastructure resilience in response to increasingly unpredictable weather and climate challenges. • Attracting and retaining skilled staff in a competitive labour market. • Supporting more affordable housing while balancing financial impacts on existing taxpayers. • Advocating for provincial and federal funding to support our community, hospital, and schools. • Encouraging young people to engage in municipal government and take an active role in shaping Perth's future. • And, of course... should we cheer for the Toronto Maple Leafs or the Ottawa Senators? One of the things we always keep in mind is just how special Perth is. Whether people live here, visit, or have family ties to the community, Perth holds a special place in their hearts.

	So, one of the biggest questions that drives our work is: How do we keep that “magic” of Perth alive—preserving everything people love about our town while adapting to a changing world and planning for the future?
Question #19	Does the Town of Perth budget include the expense of addressing major weather events as we have witnessed in the last few years, such as flooding, fires, and that might affect new developments?
Response	Yes, the Town of Perth plans for major weather events as part of its Asset Management Plan (AMP) and Emergency Management planning. In compliance with Ontario Regulation 588/17, the Town regularly updates its infrastructure plans to ensure climate change mitigation and adaptation are factored in when renewing or building infrastructure. Additionally, climate change impacts are considered in the Town’s Emergency Management planning, helping to prepare for events such as flooding, wildfires, and severe storms. By proactively planning for these challenges, the Town works to build a resilient community that can adapt to changing climate conditions while continuing to support responsible development.
Question #20	Why aren’t the Town, Executives, Directors, and Council members asking for and or supporting Solar panels and Heat pumps to be mandatory on all new builds? Energy efficiency products are a design decision that the developer makes.
Response	The Ontario Building Code allows for energy-efficient designs, including solar panels and heat pumps, but ultimately, it is up to the developer to decide whether to include these features in new builds. The Town’s Official Plan supports energy efficiency initiatives, but there are challenges in making them mandatory: • Cost considerations – Installing solar panels and heat pumps can add up to \$50,000 to the cost

	of a home. Without financial support from senior levels of government, these additional costs could make housing less affordable. • Market demand – Developers consider cost-effectiveness when designing homes. If buyers prioritize lower prices, developers may be less likely to include higher-cost energy-efficient features. • Affordability vs. sustainability – While energy-efficient upgrades are beneficial for the environment, balancing climate initiatives with the need for affordable housing remains a challenge. Encouraging government incentives and subsidies could help make these technologies more accessible in the future. The Town continues to support sustainable development where feasible.
Question #21	Who pays for area roads to fortify and to maintain during construction e.g., Peter Street?
Response	If construction causes damage to area roads, the developer is responsible for covering the cost of repairs if required. The Town monitors road conditions and ensures that any necessary repairs related to construction are addressed.
Question #22	If a bridge were built from the Lanark County Admin building, from their road, could Perth and/or County initiate that project and share costs with Caivan?
Response	At this time, there are no plans for the Town and County to initiate building a bridge from the Lanark County Administration building. Both the Town and County have existing infrastructure priorities that they must budget and plan for, and the cost of a bridge would be the responsibility of the developer. Additionally, the estimated cost of such a project is approximately \$12 million, making it a significant financial undertaking.
Question #23	The intersection at Rogers Road and Peter Street doesn't seem to leave a lot of room for turning

	movements, especially in the winter. Is there a plan for this?
Response	Road, traffic, and infrastructure designs for this area are currently being prepared and reviewed by traffic specialists and engineers. These experts assess safety, traffic flow, and winter driving conditions to ensure the best possible design for all users.
Question #24	Are there height restrictions on buildings (e.g. Rogers Rd. Apt building = 3 storeys)? I heard the stacked Townhomes may be 8 storeys.
Response	The height restriction in the Town of Perth is 4 storeys. However, developers can apply for a variance to request an exception to the zoning by-law. Any such request would go through the Town's review and approval process to assess its suitability within the community (or in this case, the OLT review process).
Question #25	Is stronger public involvement helpful?
Response	Yes, ongoing public involvement is important. Engaged residents help ensure that Council, Lanark County, and the OLT are aware of community concerns. Public input plays a key role in shaping decisions and helps guide planning and development in a way that reflects the needs of the community.
Question #26	In serving a rural community, does that make Perth a mixed rural/urban community? Would that factor into mediation with the OLT?
Response	Perth is considered an urban community because it is serviced by municipal water and sewer. However, the Town shares services with surrounding rural municipalities, such as the arena, pool, and other recreational facilities. In this specific instance, the OLT will view Perth strictly as an urban community, as its planning and development decisions are based on urban infrastructure and policies.

Question #27	When by-laws and zoning amendments are changed as part of the normal process or via one OLT mediation, do they stay altered for future development applications? Are such changes precedent setting?
Response	Any property owner can apply for a zoning change at any time, as long as they provide the necessary studies, drawings, and rationale to support their application. An OLT decision on one application does not set a precedent or impact future zoning decisions for other properties. Each application is considered individually based on its specific circumstances, applicable policies, and supporting documentation.
Question #28	Is there an appeal process if the OLT decision(s) is/are not acceptable?
Response	Yes, there is an appeal process if a party is not satisfied with an OLT decision: 1. Request for Review – A party can request a review of the decision within 30 days. 2. Appeal to Divisional Court – If they are still not satisfied, they can appeal to Divisional Court. Appealing to Divisional Court is rare, as it can be costly and requires legal advice to determine if there are grounds for appeal.
Question #29	If Perth has no input, why mediation?
Response	While Council does not have a direct role in decision-making once a case is before the OLT, the Town is still involved in the process. Expert witnesses—including Town staff and other professionals hired by the Town—provide expert testimony and participate in mediation on the Town’s behalf. These professionals, guided by Council direction, present evidence and input that the mediator and Tribunal consider when making decisions.

	Mediation allows for negotiation and discussion, which can sometimes lead to resolutions that better reflect the Town's interests and community concerns.
Question #30	Do Town staff or Council have the ability to speak at OLT?
Response	At the OLT, expert witnesses—including Town staff and professionals hired by the Town—will present evidence and provide testimony. Council members do not have a direct role in the OLT process, but they provide direction to staff on the Town's position and approach.
Question #31	Is there a plan for hospital to expand to accommodate new population?
Response	The hospital has been informed about the potential for growth from this and other developments. However, decisions about hospital expansion are made by the hospital administration and the Provincial government. The Perth & Smiths Falls District Hospital (PSFDH) has long-term plans for future growth, and any expansion would be determined based on community needs and provincial funding.
Question #32	At what time/population threshold does the town need a full time fire dept.?
Response	There is no specific population threshold that requires a transition to a full-time fire department. Across North America, approximately two-thirds of fire departments operate with volunteer firefighters. The Town continuously assesses fire service needs based on factors such as population growth, call volume, and community risk levels to ensure residents receive effective emergency response services.
Question #33	Is the OLT decision conditional? Or a yes or no?
Response	An OLT decision can be a simple yes or no, but in most cases—especially with more complex

	applications—the decision comes with conditions that must be met before final approval is granted. These conditions often relate to infrastructure, environmental considerations, or other planning requirements that ensure the development aligns with local and provincial policies.
Question #34	Are the lawyers considering information/witness statements? Who is the point person for if new information comes to light?
Response	The Town's legal team is reviewing all witness statements and is fully aware of the issues raised by staff, agencies, and the public. If new information comes to light, the key point of contact is: Joanna Bowes, Director of Development Services - jbowes@perth.ca
Question #35	Do the Town/County have any leverage to influence lot sizes?
Response	Yes, the Town and County have some influence over lot sizes. There are various factors under consideration as part of the issues list.
Question #36	Can OLT override the conservation authority?
Response	Yes, the OLT has the authority to make final decisions, including matters that involve the Conservation Authority. While the Conservation Authority provides expert input and recommendations, the OLT ultimately has the power to override their decisions.
Question #37	Where are all the services (water, sewer, gas, hydro, communications) coming from?
Response	Currently, water and sewer services are expected to extend up Rogers Road and into the subdivision. Other services, such as gas, hydro, and communications, will depend on individual service providers and their infrastructure plans, which are not yet confirmed.
Question #38	Where does traffic go if Rogers Road is being altered?

Response	There are no plans to alter Rogers Road, so traffic flow will remain unchanged.
Question #39	Can you clarify if the Developer is following the current Zoning By-law and is it being enforced?
Response	The developer has requested an amendment to the Town of Perth Zoning By-law, which is allowed under the standard planning process. Their request is currently under review as part of the OLT process.
Question #40	Does OLT know why residents are upset?
Response	Yes, the OLT is aware of community concerns. They have reviewed input from 64 participants and expert witnesses, which broadly reflects the concerns raised by residents.
Question #41	How can I support the Town's Position?
Response	You can support the Town's position by: • Speaking publicly and sharing your perspective. • Staying informed by reading witness statements, studies, and plans available on the Town's project page. • Encouraging others to educate themselves on the issues and planning process. Public engagement plays an important role in shaping decisions and ensuring community concerns are heard.
Question #42	What has the Town spent on Caivan's OLT appeal?
Response	The Town budgeted \$120,000 in 2024 for costs related to the Ontario Land Tribunal (OLT) process for the Caivan development. As of now, expenses remain under that amount.
Question #43	Can you provide clarification on grants received/grant process?
Response	The Federal and Provincial Governments periodically announce one-time grants for specific initiatives, such as seniors' programming or infrastructure projects.

	Grant Application Process 1. Municipalities apply for available grants, providing detailed information about the proposed project. 2. The Provincial or Federal Government reviews all applications and selects which projects will receive funding. 3. In addition to applying, the Town actively lobbies government ministries to advocate for funding that benefits Perth. Recent Grant Success The Town of Perth recently received a \$3 million grant from the Province to support the lagoon expansion project (learn more).
Question #44	Can you provide clarification on conflicts of interest and Councillors who have them.
Response	Two potential conflicts of interest have been declared regarding this development: • Councillor David Bird declared a potential conflict due to a social relationship with one of the proponents of the developer. • Deputy Mayor Ed McPherson declared a potential conflict due to an immediate family member owning property adjacent to the proposed development. Under Provincial regulations and the Town's Code of Conduct, Council members are required to declare any conflicts or potential conflicts to ensure transparency and accountability.
Question #45	Is the development application received reviewed against the 2019 Official Plan or the new 2025 Official Plan update?
Response	Development applications are reviewed based on the Official Plan in effect at the time of submission.

	• Applications submitted before the approval of the 2025 Official Plan will continue to be reviewed under the 2019 Official Plan. • Applications submitted after the 2025 Official Plan is approved will be reviewed under the updated 2025 Official Plan. This ensures that developments are evaluated based on the planning policies in place when they were proposed.
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