

Item	Section / Schedule	Proposed Modification	Rationale
1	General format changes	Minor spelling corrections and format modification.	To improve the document for readability and consistency.
2	Various sections throughout the Plan	Addition of reference to the 'primary settlement areas'	Clarification - consistent with County Official Plan terminology.
3	A1 - Contents (previously A2)	Reference to A1 - Title is hereby deleted in its entirety and section numbers reformatted as a result.	Not required.
4	A2 - Scope (previously A3)	Section A3 is now referenced as section A2 - no changes	Not required.
5	A3 - Background (previously A4)	Former section A4 is hereby deleted and replaced with the following: <i>The Municipality of West Grey Official Plan replaced the Town of Durham Official Plan and the Village of Neustadt Official Plan, both of which came into effect in the 1980's. Recognizing that both Plans were clearly outdated, the Council of the Municipality of West Grey requested in 2011 that a new Official Plan be prepared for these two settlement areas. The new Official Plan was adopted by local Council on February 1, 2012 and approved by the County on August 16, 2012. In 2020, Council ordered a review of the Official Plan, as per Section 26 of The Planning Act (R.S.O. 1990) to consider changes that were necessary to bring this land use document into compliance with current Provincial and County policies, the findings of the County's 2021 Growth Management Strategy and to reflect the current goals and objectives of West Grey Council. This document is a result of that update.</i>	Updated to reflect the current review and update the growth projections to 2046.
6	A4 - Purpose (previously A5)	Former section A5 is hereby deleted and replaced as A4 with the following: <i>The purpose of this Official Plan is to provide is to provide a long-term strategy for managing growth and development within the primary settlement areas of Durham and Neustadt to the year 2046. The goals, objectives, and policies contained in this Official Plan are intended to guide the decisions of the public authorities and private interests to maintain liveable and attractive communities. No public work shall be undertaken, and no by-law shall be passed for any purpose that does not conform to this Official Plan. As required in section 26 of the Planning Act, R.S.O 1990, as amended, this Official Plan shall be reviewed every five years for the purposes of determining if updates are required, as explained in section F14 of this Plan.</i>	Updated to reflect the current review and update the growth projections to 2046.
7	A5 - County of Grey Official Plan (previously A6)	Former section A6 is hereby modified to include reference to the management of growth and development to 2046 and the title of this section revised to County of Grey Official Plan.	Updated to reflect current review and include reference to the current County of Grey Growth Management Strategy.
8	Part B	Part B format changes	Formatting update only.
9	Part B1.2	Revised to add - <i>the Provincial Policy Statement in effect at that time.</i>	Additional verbiage added for clarity.

11	Part B5	<p>Public engagement and notice section added as follows: <i>Public engagement and notice</i>  <i>Public engagement helps inform and educate the public about planning activities and gives them a chance to share feedback. Public participation is required when creating or making a change to any one of the following:</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>Official Plan</i></li> <li><input type="checkbox"/> <i>Secondary Plan</i></li> <li><input type="checkbox"/> <i>Zoning By-law</i></li> <li><input type="checkbox"/> <i>Plan of Subdivision</i></li> <li><input type="checkbox"/> <i>Condominiums, except for condominium exceptions</i></li> <li><input type="checkbox"/> <i>Community improvement plans</i></li> </ul> <p><i>The County of Grey is the approval authority for the West Grey Official Plan and all plans of subdivision and condominiums. The Municipality is the delegated approval authority for consents, minor variances, site plans, zoning by-law amendments and community improvement plans. Official Plans and amendments are adopted by West Grey but approved by the County of Grey.</i></p> <p><i>B5.1 Public meetings</i>  <i>Public meetings for all planning related applications will be conducted at least the minimum standard required by the Planning Act, R.S.O. 1990, as amended. Depending on the complexity of an application, additional public consultation may be implemented at the direction of Council. Where applications are filed with the County and West Grey, joint public consultations will be coordinated to avoid duplication in process.</i></p> <p><i>B5.2 Public notice</i>  <i>Notice of a public meeting will be provided by any number of the following options and in accordance with regulations under the Act:</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>Mail</i></li> <li><input type="checkbox"/> <i>Email</i></li> <li><input type="checkbox"/> <i>Website</i></li> <li><input type="checkbox"/> <i>Signage</i></li> <li><input type="checkbox"/> <i>Newspaper</i></li> </ul> <p><i>More than one (1) type of notice may be provided depending on the complexity of the application.</i></p>	Updated for clarity.
12	Part C	<p>Part C format changes - reference to the year 2046 from 2026. Section C3.2.5 and C3.2.6 are hereby deleted and replaced with the following: <span style="float: right;">To</span>  <i>provide incentives through the Municipality's Community Improvement Plan (CIP) which also provides direction to enhance the visual appearance of the downtown areas. Detailed policies related to the CIP areas are contained in section O of this plan.</i></p>	Formatting update and reference to the County of Grey Growth Management Strategy. C3.2.5 and C3.2.6 combined to avoid duplication and acknowledge the current CIP.

13	Parts C5 and C6 - new section	<p>Sections C5 and C6 were added to the document with the following: <i>C5CLIMATE CHANGE</i></p> <p><i>C5.1Climate systems</i>  <i>Climate is changing due to changes in the global climate system caused by the release of greenhouse gases into the atmosphere. Climate change is a serious issue that affects people, communities, and ecosystems at the global, national, and local levels.</i>  <i>It is anticipated that changes to the local climate will result in higher annual average temperatures, and more extreme, unpredictable weather. Over time, climate change will adversely impact the makeup and function of natural systems, increase the risk of flooding, damage infrastructure and negatively impact public health.</i>  <i>As West Grey continues to grow, the challenge of reducing greenhouse gas emissions as well as managing the risks and vulnerabilities associated with climate change will be intensified. Mitigation and adaptation are core strategies for reducing and managing the risks related to climate change. Mitigation refers to actions that reduce or eliminate the sources and emissions of greenhouse gases. Adaptation refers to actions that reduce the vulnerability of communities to the impacts of climate change and improve the resilience of communities to respond and recover when impacts occur.</i>  <i>The municipality, in conjunction with the County, agencies and other levels orders of government have an important role in mitigating the impacts of climate change and reducing community vulnerability through adaptation while taking advantage of opportunities to strengthen economic prosperity, social well-being and environmental integrity. This can be achieved through land use and infrastructure planning.</i>  <i>The interconnectedness of actions requires direction across planning themes including growth management, transportation, natural heritage, water, and energy for the protection of human health, property, environment, and economy. Policies addressing climate change will be found in other areas of this Plan including section C1.</i></p> <p><i>C5.2Goal</i>  <i>This Official Plan shall encourage the use of mitigation and adaptation objectives to appropriately address climate change.</i></p> <p><i>C5.3Mitigation objectives</i>  <i>a)Plan for compacted and connected growth in the primary settlement areas of Durham and Neustadt.</i>  <i>b)Prioritize a shift to energy efficient transportation modes and the installation of vehicle charging stations,</i></p>	Provided to align with current provincial policies.
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14	Part D - new section	<p>Section D was added to the document with the following:</p> <p><i>PART</i></p> <p><i>D HEALTHY COMMUNITIES</i></p> <p><i>D1Goals</i></p> <p><i>This Official Plan shall promote opportunities for healthy lifestyles for everyone within the community.</i></p> <p><i>D2Objectives</i></p> <p><i>a)To encourage development that provides a desirable, and where possible, improved standard of health and wellbeing for the communities.</i></p> <p><i>b)To share the Healthy Development Checklist created in partnership with the Grey Bruce Public Health Unit with developers to address healthy community design. This includes public health and safety needs embedded within residential intensification, redevelopment, and new residential development.</i></p> <p><i>Areas of consideration within this checklist include:</i></p> <p><i>i)Supporting mixed land use by integrating a variety of residential development within 800 metres of retail, recreational centres, parks, and public spaces.</i></p> <p><i>ii)Including a variety of affordable housing options and prioritizing those available for low-income households.</i></p> <p><i>iii)Committing to the preservation of the natural heritage system by maintaining existing trees, soil integrity, and landscaping using native species.</i></p> <p><i>iv)Including cycling infrastructure, such as bike lanes, paved shoulders, bicycle parking, and signage.</i></p> <p><i>Developers shall consider this checklist as part of the application process. County planning staff will review the information provided and recommended any revisions.To consider additional tools to measure and track impacts of larger developments on vulnerable or marginalized populations in terms of reducing chronic disease and risk of injury. For example, the use of Health Impact Assessments can identify the potential unintended health impacts of a development proposal. The Municipality may require a Health Impact Assessment to be prepared by qualified professionals at the expense of the developer.</i></p>	Updated to reflect the 2020 Provincial Policy Statement and the County of Grey Official Plan.
15	E1 (previously D1.1)	Minor spelling corrections and format modification.	Formatting update only.
16	E1.1 (previously D1.2 and D1.3)	Two previous sections combined, minor spelling corrections and format modification.	Formatting update only.
17	E2.1 (previously D2.1.1)	Format modification, no text changes.	Formatting update only.
18	E2.2(c), (previously D2.2.3)	Format modification, updated to reflect a 25-year supply of land.	Updated to reflect the County of Grey Growth Management Strategy.
19	E2.3 (previously D2.3.1)	Format modifications and updates to section references.	Formatting update only.
20	E2.4 (previously D2.4)	Format modifications and updates to section references. Updated to also include the 25 year planning horizon.	Formatting update and updated to reflect the County of Grey Growth Management Strategy.
21	E2.4(e) (previously D2.4.5)	This section is hereby deleted and replaced with the following: <i>A minimum development density of 25 dwelling units shall be achieved for all new subdivisions, condominiums or other multi-unit / multi-lot developments.</i>	This section was added to be in conformity with the County of Grey Official Plan.
22	E2.4(h) (previously D2.4.8)	This section is hereby modified by adding the following: <i>Additional residential dwelling unit, semi-detached, duplex, townhouse and apartment units will provide the bulk of affordable housing opportunities.</i>	This section was updated to be in conformance with the County of Grey Official Plan.

23	E2.4(i) (previously D2.4.9)	<p>This section was added (now referenced as E2.4 (i)) with the following: <i>The Municipality shall strive to achieve a minimum target of 30% of new housing within West Grey to be affordable, with the understanding that the majority of affordable housing will be developed within Durham and Neustadt. The Provincial Policy Statement defines “affordable housing” as:</i></p> <p><i>a) In the case of ownership housing, the least expensive of:</i></p> <ol style="list-style-type: none"> <li><i>1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or</i></li> <li><i>2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;</i></li> </ol> <p><i>b) in the case of rental housing, the least expensive of:</i></p> <ol style="list-style-type: none"> <li><i>1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or</i></li> <li><i>2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.</i></li> </ol>	Updated to reflect Bill 23 - More Homes, Built Faster.
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24	E2.4 (previously D2.4)	<p><i>a)A wide range of housing types and densities shall be permitted within the residential designation, subject to the policies of this plan.</i></p> <p><i>b)New residential development shall be serviced with municipal water and sanitary sewer. This policy notwithstanding, consideration may be given to allowing for limited development on partial or private services in accordance with Section H1.2 of this plan, with such limited development requiring amendments to the plan and the comprehensive zoning by-law.</i></p> <p><i>c)New residential development shall occur by intensification, infilling and expansion.</i></p> <p><i>d)Residential development through intensification shall be encouraged to represent 10% of the new residential dwellings being established within the primary settlement areas of Durham and Neustadt and is intended to retain small town character and revitalize downtown areas through:</i></p> <ul style="list-style-type: none"> <li><i>☒Supporting increased densities in newly developing areas with a broad mix of housing types and integrated mixed-use developments, accessible housing and integrated services, and housing forms.</i></li> <li><i>☒Facilitating intensification in all areas within settlement areas including adaptive re-use or redevelopment of sites that previously had development and underutilized lands.</i></li> <li><i>☒Encouraging the addition of housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas.</i></li> <li><i>☒Encouraging intensification along major roadways and arterial roads.</i></li> <li><i>☒Conserving built heritage, cultural heritage landscape, and archaeological resources where feasible, as built-up areas are intensified and infilled, promoting construction distinguishable from, while sensitive and complementary to, existing built fabric and the overall streetscape attributes.</i></li> <li><i>☒Encouraging intensification which results in new rental accommodation.</i></li> <li><i>☒Encourage a wide range of housing types to support affordable and attainable housing and the second unit policies in alignment with the County of Grey Official Plan.</i></li> <li><i>☒Ensuring adequate infrastructure is, or will be, established to serve the anticipated development.</i></li> </ul> <p><i>e)A minimum development density of 20 dwelling units per net hectare shall be achieved for all new subdivisions, condominiums, or other multi-unit / multi-lot developments.</i></p> <p><i>f)The Municipality shall encourage a mixture of ownership and rental residential units for new residential</i></p>	Updated to reflect the policies of the County of Grey Official Plan.
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25	E2.5 (previously D2.4.16)	<p>Former section D2.4.16 is hereby deleted and replaced with the following:</p> <p><i>a)The Municipality may choose to establish more than one low density zone within the comprehensive zoning by-law for the purposes of maintaining a separate zone for detached dwellings only.</i></p> <p><i>b)Notwithstanding (a) above, the establishment of a second dwelling unit within a detached dwelling, semi-detached dwelling or a townhouse dwelling, or within an ancillary building (i.e. garden suite) may be permitted subject to the following:</i></p> <p><i>i.The areas within the primary settlement areas of Durham and Neustadt where second units are permitted within a detached dwelling, semi-detached dwelling or townhouse shall be identified in the comprehensive zoning by-law. Amendments to the zoning by-law shall be considered on a site-by-site basis.</i></p> <p><i>c)Garden suites shall only be considered on a site-by-site basis and shall only be approved by way of a Temporary Use By-law. Additional Information pertaining to a Temporary Use By-law is contained within G5.</i></p> <p><i>d)The comprehensive zoning by-law shall stipulate the minimum floor area and parking requirements for second dwelling units. In the case of garden suites, the provisions shall also contain regulations for lot line setbacks.</i></p> <p><i>e)The second dwelling unit shall meet all Building Code and Fire Code requirements.</i></p> <p><i>f)Municipal water and sanitary sewer must service the additional unit.</i></p> <p><i>g)Sufficient off-street parking shall be provided in accordance with the Municipality’s comprehensive zoning by-law unless an agreement for off-site parking has been executed.</i></p>	Text updated to reflect current provincial policies.
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26	E2.6 (previously D2.4.17)	<p><i>density and high-density housing shall be regulated in terms of specific use, density, yard requirements, etc. by establishing one or more medium density ones and a high-density zone in the comprehensive zoning by-law.</i></p> <p><i>b)Medium density residential housing is strongly encouraged within the residential designated lands within the primary settlement areas of Durham and Neustadt and will likely be required in more new multi-lot or multi-unit developments to achieve the minimum density requirements of this plan. High density residential housing units shall also be encouraged in appropriate locations.</i></p> <p><i>c)The following shall be taken into consideration when reviewing the appropriateness of new medium and high density development:</i></p> <p><i>i)The proposed use shall generally be compatible with existing uses in proximity of the subject lands. The word compatible does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regarding to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.</i></p> <p><i>ii)Adequate buffering, landscaping, and building setbacks shall be provided to protect the privacy of the adjacent residential properties.</i></p> <p><i>iii)The roads in the area shall have the ability to handle the expected traffic increase. Medium and high-density housing will generally be encouraged to locate in areas near arterial or collector roads to minimize traffic congestion and facilitate access to commercial areas.</i></p> <p><i>iv)Municipal water and sanitary sewer capacity shall be available to service the proposed development.</i></p> <p><i>v)Adequate off-street parking shall be provided to serve the proposed development.</i></p> <p><i>d) The design of the medium and high-density development shall take into consideration:</i></p> <p><i>i) The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.</i></p> <p><i>ii)Appropriate open space, landscaping and buffering shall be provided on-site to maximize the privacy and enjoyment of residents on the property and to minimize any potential impact on adjacent lower density uses.</i></p> <p><i>e)When an existing detached dwelling is changed to a converted dwelling (i.e. more than two units within the house), the exterior architectural design shall be maintained.</i></p>	Updated to reflect current provincial policies and the County of Grey Official Plan.
27	E2.4(q) (previously D2.4.15)	<p>This subsection is hereby deleted and replaced with the following:<i>q)The Municipality shall support the development of new social or special needs housing by the County, not-for-profit groups, or private sector companies. This form of accommodation is considered “non-market” housing and refers to housing that is provided or owned by the public or private non-profit organizations and is targeted towards a specific at-risk population including people who have specific needs beyond economic needs, the unemployed, physically and intellectually disabled people, those suffering from addictions, people with mental health illnesses, the terminally ill, and victims of domestic violence, and also includes public long-term care facilities.</i></p>	Updated to align with the County of Grey Official Plan.

28	E2.5 (previously D2.4.16)	<p>This section is hereby modified by adding the following: <i>E2.5 Low density residential policies</i>  <i>For clarification on the terms associated with this section please refer to section S.</i></p> <p><i>a) The establishment of an additional residential unit within a detached dwelling, semi-detached dwelling, rowhouse ancillary, or within an ancillary building (i.e., garden suite) may be permitted subject to the following:</i></p> <p><i>i. The areas within the primary settlement areas of Durham and Neustadt where additional residential units are permitted within a detached dwelling, semi-detached dwelling, rowhouse, or ancillary structure shall be identified in the comprehensive zoning by-law.</i></p> <p><i>ii. Two (2) residential units are permitted in a detached house, semi-detached house or rowhouse within the primary settlement areas of Durham and Neustadt provided all buildings and structures ancillary to the detached house, semi-detached rowhouse cumulatively contain no more than one (1) residential unit.</i></p> <p><i>iii. Three (3) residential units in a detached house, semi-detached house or rowhouse is permitted within the primary settlement areas of Durham and Neustadt provided no building or structure ancillary to the primary dwelling unit contains a residential unit.</i></p> <p><i>b) Garden suites shall only be considered on a site-by-site basis and shall only be approved by way of a Temporary Use By-law. Additional Information pertaining to a Temporary Use By-law is contained within R5.</i></p> <p><i>c) The comprehensive zoning by-law shall stipulate the minimum floor area for additional residential units. In the case of garden suites, the provisions shall also contain regulations for lot line setbacks.</i></p> <p><i>d) The additional residential unit shall meet all Building Code and Fire Code requirements.</i></p> <p><i>e) Municipal water and sanitary sewer must service the additional unit.</i></p> <p><i>f) Sufficient off-street parking shall be provided in accordance with the Municipality's comprehensive zoning by-law unless an agreement for off-site parking has been executed.</i></p>	Updated to reflect Bill 23 - More Homes, Built Faster.
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29	E2.6 (previously D2.4.17)	<p><i>density housing shall be regulated in terms of specific use, density, yard requirements, etc. by establishing one or more medium density ones and a high-density zone in the comprehensive zoning by-law.</i></p> <p><i>b)Medium density residential housing is strongly encouraged within the residential designated lands within the primary settlement areas of Durham and Neustadt and will likely be required in more new multi-lot or multi-unit developments to achieve the minimum density requirements of this plan. High density residential housing units shall also be encouraged in appropriate locations.</i></p> <p><i>c)The following shall be taken into consideration when reviewing the appropriateness of new medium and high density development:</i></p> <p><i>i)The proposed use shall generally be compatible with existing uses in proximity of the subject lands. The word compatible does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regarding to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.</i></p> <p><i>ii)Adequate buffering, landscaping, and building setbacks shall be provided to protect the privacy of the adjacent residential properties.</i></p> <p><i>iii)The roads in the area shall have the ability to handle the expected traffic increase. Medium and high-density housing will generally be encouraged to locate in areas near arterial or collector roads to minimize traffic congestion and facilitate access to commercial areas.</i></p> <p><i>iv)Municipal water and sanitary sewer capacity shall be available to service the proposed development.</i></p> <p><i>v)Adequate off-street parking shall be provided to serve the proposed development.</i></p> <p><i>d) The design of the medium and high-density development shall take into consideration:</i></p> <p><i>i) The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.</i></p> <p><i>ii)Appropriate open space, landscaping and buffering shall be provided on-site to maximize the privacy and enjoyment of residents on the property and to minimize any potential impact on adjacent lower density uses.</i></p> <p><i>e)When an existing detached dwelling is changed to a converted dwelling (i.e. more than two units within the house), the exterior architectural design shall be maintained. f)The addition of ARUs shall be</i></p>	Updated to reflect the policies of the County of Grey Official Plan.
30	E2.7	<p><i>E2.7 added with the following as it pertains to additional residential units (ARUs):ARUs shall be defined as a separate dwelling unit containing a bathroom and separate cooking facilities and contained within the structure of a single detached or semi-detached residential dwelling or in a building or structure ancillary to a single detached or semi-detached residential dwelling unit and may be established in accordance with the following:</i></p> <p><i>a) Not more than two ARUs are permitted in association with an existing legal dwelling unit on a lot and a lot may not contain more than two ARUs.</i></p> <p><i>b) All requirements of the zoning by-law, the Ontario Building Code, the Ontario Fire Code, the property standards by-law and relevant municipal and provincial regulations can be satisfied.</i></p> <p><i>c)Adequate on-site parking to serve the ARU on one driveway.</i></p> <p><i>d)Municipal services and community facilities are adequate to meet the anticipated demand in the neighbourhood to the satisfaction of the municipality..</i></p> <p><i>e)The outward appearance of the principle dwelling is not changed and the neighbourhood character is maintained.</i></p>	To address additional residential units in accordance with the 2020 Provincial Policy Statement

31	E2.8	<p>E2.8 added with the following as it pertains to residential intensification: <i>The Municipality will support innovative residential development that meets the Municipality’s housing objectives. Housing intensification, infill development, and/or conversion of non-residential buildings to a residential use is supported subject to the following policies:</i></p> <ul style="list-style-type: none"> <li><i>a)The proposed development meets locational and other criteria of this plan.</i></li> <li><i>b) The type, size and scale of the proposed development is compatible with adjacent development and planned land use.</i></li> <li><i>c)The existing infrastructure, including sewer and water services, can support additional development.</i></li> <li><i>d)The existing community and recreational facilities, such as schools and parks are adequate to meet the additional demand.</i></li> <li><i>e)Required parking can be accommodated.</i></li> <li><i>f)The local road network can accommodate any additional traffic.</i></li> <li><i>g)Intensification of a heritage building or a building in a Heritage Conservation District shall be subject to the protection and preservation of the heritage character of the building or area in accordance with Heritage Conservation policies.</i></li> </ul> <p><i>Within the primary settlement areas of Durham and Neustadt a minimum residential density of 25 units per net hectare will be achieved for new residential development. In calculating the minimum residential development densities, the possibility for future additional residential units (ARUs) shall not be included in the density calculation.</i></p>	To address residential intensification in accordance with the 2020 Provincial Policy Statement and the County of Grey Official Plan. The intent is to encourage higher density development in defined primary settlement areas.
32	E2.9	<p>E2.9 added with the following as it pertains to dwelling unit conversion and renewal: <i>The conversion of larger single detached dwellings into multiple units shall be permitted subject to the policies of Section E2.8 above and the applicable zoning by-law. 3.1.8.4 To ensure the better use of existing resources, and to enable or facilitate intensification, the municipality will support the maintenance, rehabilitation and renewal of housing in existing developed areas through such means as:</i></p> <ul style="list-style-type: none"> <li><i>a) Regular maintenance and/or improvement of the existing water, sanitary and stormwater services.</i></li> <li><i>b)Regular maintenance and/or improvement of existing community and recreational facilities.</i></li> <li><i>c)Use of federal and provincial programs to fund improvements to existing communities.</i></li> <li><i>d)Enforcement of the Property Standards By-law.</i></li> </ul>	To address residential intensification in accordance with the 2020 Provincial Policy Statement

33	E2.10 (previously D2.4.18)	<p>Definitions moved to section R. Former section D2.4.18 is hereby deleted and replaced with the following:</p> <p>a) <i>The comprehensive zoning by-law shall permit a group home or auxiliary group home within a detached dwelling unit located in a residential zone that permits a single detached dwelling unit. Separation distances may be considered to address parking, lot coverage, etc. Group homes must conform to the policies of E2.10(c).</i></p> <p>b) <i>The comprehensive zoning by-law may identify a crisis care facility as a permitted use within a specified residential zone, or the Municipality may permit a crisis care facility by way of an amendment to the comprehensive zoning by-law where such use is deemed appropriate and provided such use conforms with the policies of E2.10(c).</i></p> <p>c) <i>A group home, auxiliary group home or crisis care facility shall be permitted in a location where the following criteria can be satisfied:</i></p> <p>i) <i>The exterior appearance of the dwelling shall be compatible with the character of existing buildings in the neighbourhood in terms of mass, scale, setbacks, and similar criteria.</i></p> <p>ii) <i>Adequate on-site parking, buffering, and screening shall be provided.</i></p> <p>d) <i>A group home, auxiliary group home or crisis care facility shall be subject to Site Plan Control. Site Plan Control will take into consideration standard site plan control matters, but will also provide an opportunity for the Municipality to ensure that adequate consultation and coordination between the Municipality and Provincial Ministries in order to ensure that each proposal is in compliance with Provincial legislation and / or guidelines relating to physical matters such as resident capacity of a dwelling unit in relation to floor space and number of bedrooms, outdoor amenity areas, parking, etc.</i></p>	Formatting update.
34	E2.11 (previously D2.4.19)	Former section D2.4.19 is revised to provide a definition under section S. <b>Child care centres and home child care</b> means a facility that receives more than five children, primarily for the purposes of providing temporary care or guidance for children under 10 years and / or developmentally handicapped children under the age of 18 years for a continuous period not exceeding 24 hours.	Formatting update to reflect terminology under current legislation.
35	E2.12 (previously D2.4.20)	Former section D2.4.20 is revised to provide a definition under section S. <b>Home occupation</b> means an occupation or business, which is conducted for gain or profit as a secondary use within a permitted residential dwelling unit or attached garage. A home occupation may include a profession or occupation such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer, doctor, dentist, a personal service such as a barber, hairdresser, beautician, seamstress, dressmaker, photographer, pet groomer, caterer's establishment, and similar occupations and businesses.	Formatting update.
36	E2.13 (previously D2.4.21)	Former section D2.4.21 is revised to provide a definition under section S. <b>Bed and breakfast establishment</b> means a single detached residential dwelling unit in which the proprietor resides and supplies furnished rooms and may serve breakfast on a temporary basis for overnight guests for monetary gain. It does <u>not</u> include a restaurant, hotel, motel, motor hotel, and boarding or lodging or rooming establishment or any other form of residential dwelling as defined in the comprehensive zoning by-law.	Formatting update.
37	E2.14 (previously D2.4.22)	Former section D2.4.22 is revised to provide a definition under section S. <b>Institutional use</b> means the use of land, buildings or other structures operated by a group, organization or society for the promotion of a public, social, scientific, education or other similar purpose.	Formatting update.
38	E2.15 (previously D2.4.23)	Former section D2.4.23 is revised to be identified as <i>Parks and Open Space</i> and to provide a definition under section S. <b>Open space uses</b> are those uses including, but not limited to, parks, stormwater management facilities and conservation areas.	Formatting update.
39	E2.16 (previously D2.4.24)	Former section D2.4.24 is revised to provide a definition under section S. <b>Neighbourhood commercial uses</b> are limited to those small commercial uses which provide for the sale of convenience goods and personal services to meet the daily living needs of the residential neighbourhood. Such uses may include include hair salons, convenience stores, and dry cleaning distribution outlets.	Formatting update. Removal of the reference to video rental establishments for current relevance.
40	E2.17 and E2.18	New sections E2.17 and E2.18 to identify exceptions to the residential designation and provide addresses.	Formatting update, provision of additional information.

41	F4 (previously D4)	Format modifications and updates to section references.	Formatting update only.
42	F5 (previously D7)	Format modifications and updates to section references.	Formatting update only.
43	E6.1 to E6.3 (previously D6.1 to D6.3)	Format modifications and updates to section references.	Formatting update only.
44	F4.4(b) (previously D6.4.2)	Former section D6.4.2 (now referenced as E6.4(b)) with the following: <i>b)Cannabis production and processing shall be considered a permitted use in the Industrial designation under Section D6.34, subject to the following: i)Cannabis production and processing shall mean lands, buildings or structures used for propagating, cultivating, producing, processing, testing, destroying, packaging and/or shipping of Cannabis authorized by a License issued by the federal Minister of Health pursuant to the Cannabis Act and its regulations as amended from time to time, or any successors thereto. This definition does not include the personal accessory production of up to four Cannabis plants per residence. ii)a site-specific amendment to the Comprehensive Zoning By-law is required to permit any cannabis production and processing. iii)minimum setbacks from sensitive uses such as residential, institutional, and open space shall be taken into consideration when evaluating a site-specific amendment to mitigate possible odour concerns. iv)all activities associate with cannabis production and processing, including loading spaces and storage, must be conducted within a fully enclosed building.</i>	Added to address cannabis production
45	E6.4(c) to E6.4(i) (previously D6.4.3 to D6.4.9)	Format modifications and updates to section references.	Formatting update only.
46	E6.4(j)	New section E6.4(j) added for clarity.	Added to address record of site condition requirements.
47	E7 (previously D7)	Format modifications and updates to section references.	Formatting update only.
48	E8 (previously D8)	Format modifications and updates to section references.	Formatting update only.
49	E9 to E9.4(a) (previously D9.1 to D9.1(a))	Format modifications and updates to section references.	Formatting update only.
50	Section S (previously D9.4.2(a) and (b))	Definitions moved to section S and defined as follows: <b>FLOODWAY ZONE</b> means the central portion of the floodplain closest to the watercourse and is intended to carry and discharge water flows associated with the 1:100-year flood event. Lands within the floodway have the highest risk of flood-related damages. These lands are designated Environmental Protection on schedules A and B to the plan. <b>FLOOD FRINGE ZONE</b> means the portion of the floodplain adjacent to the floodway where the risk of flood-related damages is lesser than the risk associated with the floodway. In the primary settlement areas of Durham and Neustadt, the flood fringe includes all lands situated between the outer limits of the Hurricane Hazel Flood Event Standard and the outer limits of 1:100 floodplain. The flood fringe overlay is identified on schedules A and B to this plan.	Formatting update only. Definition remains unchanged.
51	F7.4(f) to F7.5(h) (previously D9.4.2(c) D9.4.9)	Format modifications and updates to section references.	Formatting update only.
52	F8 to F9 (previously D10)	Format modifications and updates to section references.	Formatting update only.
53	F1 to F1.3 (previously E1 to E1.2.3)	Format modifications and updates to section references.	Formatting update only.
54	F1.4 to F1.7 (previously E2.4 to E1.2.9)	Format modifications and updates to section references.	Formatting update only.
55	G1 to G3 (previously E1.3 and E1.4)	Format modifications and updates to section references.	Formatting update only.

56	PART I (previously E1.5)	<p>Former section E1.5 deleted and replaced as follows: <i>11Goal</i>  <i>The Municipality shall require that all decisions, including those made under the Planning Act and Condominium Act, conform to the significant drinking water threat policies found in the Grey Sauble Source Protection Plan approved by the Ministry of the Environment, Conservation and Parks (MECP) on October 16, 2015, as amended.</i></p> <p><i>H2Policies</i>  <i>The following policies acknowledge and protect municipal drinking water sources:</i></p> <p><i>a.)Municipal Intake Protection Zones (IPZs) as identified through the Drinking Water Source Protection (DWSP) program are shown in the County of Grey Official Plan and shall be considered a special protection area within which the requirements of section G2(c) must be fulfilled prior to new development or redevelopment in these areas.</i></p> <p><i>b.)Municipal IPZ boundaries may be modified by amendment to the County of Grey Official Plan where the geographic extent of the municipal IPZ is modified through further study. It is acknowledged that these boundaries may be subject to change or refinement as part of the DWSP process. The municipality will endeavor to work with the County to keep the information current and will consult with DWSP staff on an application, or site-specific basis, where required. Establishment of a new municipal IPZ shall be subject to an amendment concurrently with the Class Environmental Assessment process.</i></p> <p><i>c.)Any Planning Act applications proposed within IPZs or WHPAs shall be subject to review by the Municipality and the Municipality’s Risk Management Official to assess the risks of such uses to potentially contaminant groundwater or surface water and, based on this assessment, to determine whether a Hydrogeological Study or Environmental Impact Study is required to the satisfaction of the Municipality and the Municipality’s Risk Management Official. A hydrogeological study must be completed by qualified individuals.</i></p> <p><i>d.)Where a hydrogeological study is required to identify any impacts or mitigation measures on the municipal IPZs; the study will be scoped based on the nature of the development being proposed.</i></p> <p><i>e.)The Municipality shall appointment a Risk Management Official to ensure source protection administration, which may be municipal staff or other qualified body, such as the conservation authority.</i></p>	To address the Source Water Protection Plan.
57	J1	<p>New section added as follows: <i>J1Water supply and sewage disposal</i>  <i>The following policies are consistent with the Provincial Policy Statement and the County of Grey Official Plan as they relate to the hierarchy of services.</i></p>	Updated formatting and verbiage to acknowledge the PPS hierarchy of services and the County OP
58	J1.1 to J1.2 (previously E2.1.1 to E2.1.2)	Format modifications and updates to section references.	Formatting update only.
59	K1.3 (previously E2.1.3)	Former section E2.1.3 revised to add as follows: Water and sanitary sewage capacity shall not be granted in the case of a plan of subdivision until a subdivision agreement has been executed.	Added for clarity for new developments to prevent premature allocation of units which fail to be physically developed.
60	K1.4 (previously E2.1.4)	Former section E2.1.4 revised in the second paragraph as follows: <i>In the event other developments cannot be considered due to capacity shortages, the Municipality may choose not to support an extension of draft plan approval where no reasonable attempts to obtain final approval and registration have recently been made. This will provide available units for other proposals to be considered.</i>	Added for clarity to permit new development proposals to be considered and prevent the premature allocation of units to stale developments.
61	K2 (previously E2)	New subsection added as follows: <i>The following policies apply to new development and are based on policies of the Provincial Policy Statement the County of Grey Official Plan and best practices.</i>	Added for clarity.
62	J2.1 and J2.2 (previously E2.1.1 and E2.1.2)	Format modifications and updates to section references.	Formatting update only.
63	PART L (previously E3)	Former section E3 - renamed as follows: <i>Infrastructure</i>	Fomattting update only.

64	L1 (previously E3.1.1)	<p>Former section E3.1.1 deleted and replaced as follows: <i>In addition to applying land use designations and, in some cases, constraint overlays, schedules A and B to this plan also identify the classification of all roads within the Municipality. The classification categories are as follows:</i></p> <ul style="list-style-type: none"> <li>☑ <i>Provincial Highway</i></li> <li>☑ <i>County Roads</i></li> <li>☑ <i>Municipal Streets</i></li> <li>☑ <i>Unopened Municipal Streets</i></li> <li>☑ <i>New Municipal Streets</i></li> </ul>	Formatting update and clarification of road hierarchy.
65	L1.1 to L1.5 (previously E3.1.2 to E3.2.5)	<p>Former section E3.1.2 to E3.2.5 deleted and replaced as follows: <i>L1.1 Provincial Highway</i></p> <p><i>a) Provincial highway 6 is a primary transportation route between Durham and, to the north Owen Sound, and to the south, southern Ontario. It serves as the main thoroughfare in Durham, accommodating traffic through Durham and the majority of local traffic.</i></p> <p><i>b) Within the primary settlement area of Durham, Highway 6 is designated as a connecting link. The connecting link in Durham is under the control of the Municipality. That notwithstanding, certain changes and / or improvements to Highway 6 will require approval by the Ministry. The Ministry of Transportation will be consulted on all development proposals that could impact the Provincial Highway.</i></p> <p><i>c) Direct access from the Provincial highway should be prohibited where vehicular access can be obtained from another road along which the subject property abuts.</i></p> <p><i>d) The visual impact of development along Highway 6 in Durham will be assessed in relationship to the goals of this plan to ensure an appealing streetscape is maintained.</i></p> <p><i>e) The Municipality may apply site plan control to any development abutting Highway 6 to ensure the traffic function is not negatively impacted, and the streetscape is maintained. The Ministry of Transportation will be consulted on all site plan applications involving new development abutting Highway 6 in the primary settlement area of Durham.</i></p> <p><i>L1.2 County Roads</i></p> <p><i>a) Grey Road 4 in the primary settlement area of Durham and Grey Roads 9 and 10 in the primary settlement area of Neustadt serve a regional role by carrying traffic through the Municipality of West Grey and from the Municipality to neighbouring municipalities.</i></p> <p><i>b) All development proposed on lands abutting County Roads is subject to the requirements of the County of Grey Transportation Services Department.</i></p> <p><i>c) The visual impact of development along a County Road in Neustadt will be assessed in relationship to the goals of this plan to ensure an appealing streetscape is maintained.</i></p> <p><i>d) The Municipality may apply site plan control to any development abutting a County Road to ensure that traffic function is not negatively impacted, and the streetscape is maintained. The County of Grey Transportation Services Department will be consulted on all site plan applications involving new development abutting a County Road.</i></p>	Formatting and updated for clarity and ease of reference.

66	L1.6	<p>New subsection L1.6 added as follows:</p> <p><i>L1.6 Transportation Technology Considerations</i></p> <p><i>a) The Municipality of West Grey will continue to monitor and explore policy considerations for future transportation options. This will include reviewing how to integrate these as part of the complete transportation system and to determine what policy and maintenance considerations will be required to support these transportation options:</i></p> <p><i>i. Drones;</i></p> <p><i>ii. Autonomous / driverless vehicles and other mobility devices (cars, trucks, wheelchairs, etc.);</i></p> <p><i>iii. Car-pooling and car sharing;</i></p> <p><i>iv. Shared-economy transportation options; and</i></p> <p><i>v. Bikes.</i></p> <p><i>b) Charging stations for electric vehicles throughout the municipality is encouraged particularly at locations where people park for extended periods of time. New development is encouraged to incorporate charging stations.</i></p>	Added for future policy considerations.
67	L2	<p>New section L2 added as follows: <i>L2 Active Transportation</i></p> <p><i>L2.1 General policies</i></p> <p><i>Active transportation includes walking, cycling, movement with mobility aids, skiing, snowshoeing, skating, skateboarding, longboarding, roller blading, or any way to travel that is self-propelled. The provision of active transportation is an important element for the primary settlement areas of Durham and Neustadt.</i></p> <p><i>L2.2 Goals</i></p> <p><i>The following goals support active transportation:</i></p> <p><i>a) The pursuit and connection of existing trails and future trails, the provision of sidewalks and paved shoulders in settlement areas.</i></p> <p><i>b) New developments shall be designed to be walkable and bike friendly by including, for example, trails, sidewalks and or paved shoulders, where appropriate.</i></p> <p><i>c) Tourism and recreational development that support active transportation are encouraged (i.e. outdoor skating venues, snowshoe trails, hiking and biking trails, etc.).</i></p> <p><i>d) Roads within settlement areas should be designed as complete streets to support all age groups and a variety of travel modes (walking, cycling, walkers, electric scooters, transit and motorists). Complete streets should also be designed to include street furniture, pedestrian islands to ease street crossings, benches and streetscape features separating pedestrians from traffic such as curbs and street trees.</i></p> <p><i>e) The development of walkability guidelines, in consultation with the County to assess the walkability of new and existing neighbourhoods. This includes identifying and demarcating safe pedestrian and cycling routes to schools and other community destinations and promoting these routes including consideration of winter maintenance of these routes.</i></p>	Added to be consistent with the 2020 PPS and County of Grey Official Plan.
68	L3	<p>New section L3 added as follows: <i>L3 Outdoor lighting</i></p> <p><i>New development and redevelopment shall be designed with responsible lighting practices that create safe outdoor environments and minimize glare and impact to night sky, public view and surrounding properties. The municipality may regulate public and private site lighting types through a regulatory by-law or design guidelines.</i></p>	Formatting update. Added to address dark sky lighting.

69	L4	<p>New section L4 added as follows: <i>L4Telecommunications</i></p> <p><i>L4.1Goals and Objectives</i></p> <p><i>a)The municipality supports the provision of high-quality telecommunications services throughout the municipality, including broadband / fibre and cellular services.</i></p> <p><i>b)For new developments, the installation of fibre or conduit for future fibre should be installed to connect or eventually connect to the overall fibre network currently being developed byb the County and SWIFT.</i></p> <p><i>c)Lot creation for telecommunication towers will be discouraged and instead easements, rights-of-way, or long-term leases will be encouraged. In situations where lot creation is needed it will be necessary for the applicant to demonstrate that the proposed lot will have minimal impact on agricultural, environmental, or aggregate lands, within the primary settlement areas of Durham and Neustadt.</i></p> <p><i>d)The municipality shall work to ensure the communication and transmission corridors are constructed, maintained, and operated to minimize their impact on the community.</i></p> <p><i>e)The municipality shall promote and encourage the shared and multiple use of telecommunication towers and corridors for utility uses.</i></p> <p><i>f)The municipality shall cooperate with commissions and utilities responsible for the regulation, transmission and delivery.</i></p> <p><i>g)In considering proposals to locate telecommunications facilities / towers, the municipality shall consider the following:</i></p> <p><i>i.Preliminary consultation shall be required between the proponents and the municipality to outline the process to be followed including the requirements for public consultation as well as the documents, drawings and fees required.</i></p> <p><i>ii.Proposed towers shall be encouraged to locate in hydro corridors, industrial areas, and building roof-tops within commercial areas and maximize their distance from residential areas.</i></p> <p><i>iii.Towers / facilities should be located:</i></p> <ul style="list-style-type: none"> <li><input type="checkbox"/>To avoid areas of topographical prominence.</li> <li><input type="checkbox"/>To avoid natural features, vegetation and hazard lands.</li> <li><input type="checkbox"/>Provide a 250 metre setback from residential, public and institutional facilities such as schools, hospitals, community centres, day care facilities and senior’s retirement residences.</li> </ul>	<p>Formatting update and clarification provided for clarification on policy related to telecommunication tower installation requests.</p>
70	L5	<p><del>Address compatibility with adjacent uses</del></p> <p>New section L5 added as follows: <i>L5Community emergency planning</i></p> <p><i>The municipality shall, in accordance with the Emergency Readiness Act, implement the Emergency Management Plan to govern the provision of necessary services during an emergency and work towards attaining a comprehensive level of readiness that includes:</i></p> <p><i>a) The implementation of guidelines for risk-based land use planning.</i></p> <p><i>b)The development of a comprehensive community evacuation plan.</i></p> <p><i>c)The designation and implementation of community dangerous goods routes.</i></p>	<p>Formatting update and provided for clarification.</p>
71	M1 (previously E4.1.1)	<p>Minor modification to text and format, use of the word 'shall' versus 'may'.</p>	<p>Formatting update and text alterations.</p>

72	M2 (previously E4.1.2)	<p>E4.1.2- deleted and replaced with M2 as follows: <i>M2Plans of subdivision</i></p> <p><i>a)With the exception of lot creation along an already constructed public road and generally involving fewer than five (5) lots, all development shall occur via Plan of Subdivision.</i></p> <p><i>b)The County of Grey has been delegated approval authority for Plans of Subdivision within the Municipality of West Grey. The County shall approve only those plans of subdivision that comply with the policies of this plan and the County of Grey official plan.</i></p> <p><i>c)The Municipality shall conduct the public meeting pertaining to the plan of subdivision on behalf of the County and shall provide meaningful input to the County’s decision.</i></p> <p><i>d)The plan of subdivision approvals process involves two stages: (1) draft plan approval and (2) final approval / registration. Draft plan approval or final approval shall not be granted until the Municipality is satisfied that the proposed development can be supplied with adequate public services such as municipal water, sanitary sewers, storm drainage facilities, schools, and fire protection.</i></p> <p><i>e)Plans of subdivision shall be designed, wherever possible, to provide a grid road pattern and avoid curvy linear streets and cul-de-sacs. Such street design will benefit the vehicular and pedestrian traffic flow within the subdivision and adjacent areas and may benefit the Municipality in providing maintenance to these streets.</i></p> <p><i>f)Final approval may be granted in phases or for the entire subdivision. If final approval is granted to the entire subdivision the construction of roads and services may be completed in phases. The phasing arrangements shall be stipulated in the subdivision agreement to the satisfaction of Municipality.</i></p> <p><i>g)The County will impose conditions as part of draft plan approval which shall include, among other conditions, the requirements for the developer to enter into a subdivision agreement with the Municipality. The agreement is a legal and binding document which ensures that the design and servicing of the subdivision meets municipal standards. Subdivision agreements typically address such issues as road construction, sewer and water construction, parkland dedication, lot grading and drainage, phasing, etc. The agreement shall ensure that the costs associated with the subdivision area borne by the developer and that the development does adversely impact the finances of the municipality.</i></p> <p><i>h)The municipality will require the developer of a plan of subdivision to convey land for park purposes, or alternatively the Municipality may choose to accept a cash-in-lieu parkland payment. Policies related to cash-</i></p>	Formatting and text updates to include mandatory language versus permissive language.
72	M3 (previously E4.1.3)	Format modifications and updates to section references.	Formatting update only.
73	M4 (previously E4.2)	<p>E4.2 revised, specifically E4.2.1(a) as follows: <i>a) Section 50(5) of the Planning Act, R.S.O. 1990, as amended, gives the Municipality the authority to pass a by-law exempting land situated in a registered plan of subdivision from part lot control. This permits the registration of reference plan, which has the effect of dividing the land into a number of larger parcels or to change the existing lot lines. The reason for granting exemption from part lot control is generally to facilitate minor changes to lots or blocks or for the development of semi-detached dwellings or street townhomes or condominiums. This approach is typically used because of the difficulty a contractor would have in ensuring the common party wall between two dwelling units is constructed exactly on the property line.</i></p>	Formatting update and removal of redundant text.
74	M5 (previously E4.3)	<p>E4.3 revised, specifically E4.3.2 as follows: <i>b)Requests to deem lots within a registered plan of subdivision may be made to create larger lots to accommodate a larger dwelling unit. In these circumstances, the deeming by-law may conflict with other policies in the Official Plan with regard to intensification, efficient utilization of services, affordable housing, etc. In such cases, the deeming by-law shall not be adopted. Council shall consider a request for a deeming by-law in the same manner as a consent to sever application and evaluate the proposal within the context of the Provincial Policy Statement, the County of Grey Official Plan, this plan and any other applicable policy and good planning principles.</i></p>	Formatting update and removal of redundant text.
75	PART N	Format modifications and updates to section references.	Formatting update only.

76	PART O (previously E6)	<p>Former section E6.2 - is hereby deleted and replaced with new PART O as follows: <i>O1Community improvement areas</i></p> <p><i>The Municipality of West Grey enacted a Community Improvement Plan (CIP) in 2020. The community improvement plan area applies to the entire Municipality of West Grey. Council may choose to modify the 'Community Improvement Project Area' by-law by passing another by-law to replace it.</i></p> <p><i>O1.1General policy</i></p> <p><i>The goal of the CIP, in part, shall be to foster and coordinate the physical improvements and maintenance of older or dilapidated areas of the primary settlement areas of Durham and Neustadt for environmental, social or community economic reasons. Specifically the CIP is intended to:</i></p> <p><i>a)To encourage the efficient provision and maintenance of physical infrastructure, public services and utilities to serve present and future needs on a local and regional scale.</i></p> <p><i>b)To address issues which may be particular to one neighbourhood.</i></p> <p><i>c)To ensure the maintenance and renewal of older housing stock.</i></p> <p><i>d)To foster redevelopment, reuse and / or maintenance of existing brownfield sites and / or current industrial sites.</i></p> <p><i>e)To enhance retain and downtown commercial areas within the Municipality.</i></p> <p><i>f)To encourage the preservation and adaptive re-use of built heritage.</i></p> <p><i>g)To promote energy efficiency and sound environmental design.</i></p> <p><i>h)To foster economic growth within designated areas.</i></p> <p><i>i)To promote intensification in targeted areas.</i></p> <p><i>j)To enhance the visual characteristics of neighbourhoods.</i></p> <p><i>k)To encourage local participation in funding programs for local development which may also be eligible for Provincial or Federal funding.</i></p> <p><i>The purpose of the CIP is to promote the revitalization of the municipality. Revitalization may occur in the form of façade improvements, adaptive reuse of historic buildings, improvements to upper stories, brownfield remediation, streetscaping, improved water / wastewater facilities and other improvements. In commercial areas, revitalization may also occur in the form of landscaping and redevelopment opportunities.</i></p>	Fomattting up and update to reflect the Municipality's current Community Improvement P
77	PART P (previously E7)	<p>Former section E7 is hereby deleted and replaced as follows: <i>PART PMINIMUM DISTANCE SEPARATION</i></p> <p><i>MDS formulae and guidelines are land use planning tools that determine setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses, with the objective of minimizing land use conflicts and nuisance complaints related to odour. Demonstrating that an MDS setback can be met, may be required before a land use planning approval or building permit can be issued. MDS shall not be applicable in the primary settlement areas of Durham and Neustadt based on the following:</i></p> <p><i>a)No new barns or expansion of existing barns are permitted within the settlement areas of Durham or Neustadt.</i></p> <p><i>b)Non-farm development is permitted within the primary settlement areas of Durham or Neustadt without having regard for existing livestock facilities that are situated within Durham and Neustadt or outside of the defined settlement area boundaries.</i></p>	Formatting update and minor text modifications for clarity.
78	Part Q (previously E8)	Format modifications and updates to section references.	Formatting update and minor text modifications for clarity.
79	Part R (previously part F)	Format modifications and updates to section references.	Formatting update and minor text modifications for clarity.
80	Part R12.1 (previously F14)	Updated to reflect the planning horizon to 2046 and identify appropriate review of the document under the Planning Act, R.S.O. 1990, as amended.	Formatting update and minor text modifications for clarity.
81	Part S	New definition section added for clarity.	Updated for ease of use.