

Township of Oro-Medonte


OFFICIAL PLAN

Adopted by Township Council: October 5, 2022

Proposed County Modifications: May 26, 2023

Additional County Modifications: August 17, 2023





Land Acknowledgement

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A- nish- in- aa- beh) people, and ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

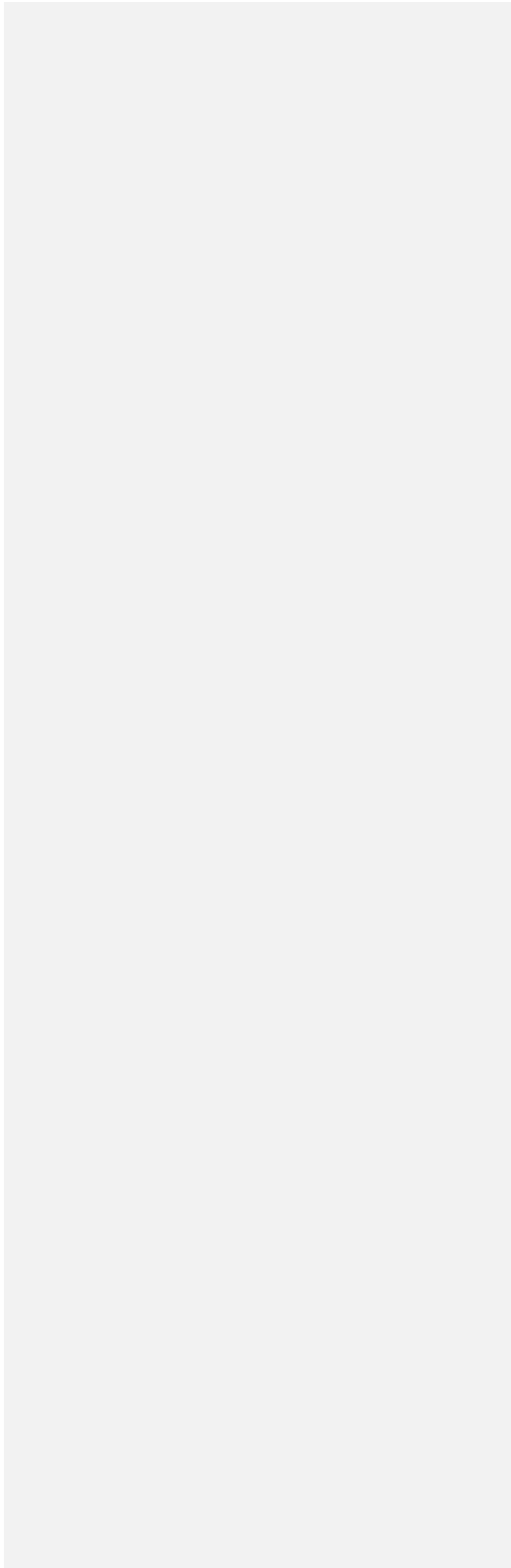


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PART 1: INTRODUCTION, STRUCTURE AND GROWTH MANAGEMENT

1.1 Purpose of the Plan

The *Planning Act* requires local municipalities to prepare and adopt an Official Plan that directs growth and *development* in the municipal planning area.

This Official Plan of the Township of Oro-Medonte (the Plan) contains the vision, guiding principles, objectives, *sustainable development* policies, land use policies, schedules, and appendices that are intended to manage and direct land use, growth, physical change, and the effect on the social, economic, cultural, and environmental factors that make up a healthy, *sustainable* community.

After the Plan has been approved, any public work and any Zoning By-law or Community Planning Permit System By-law passed by Council must conform to the Plan. It is intended that this Plan to serve as the basis for managing land use change in the Township to the year 2031.

1.2 Background

The Township of Oro-Medonte (the Township) is nestled between the Cities of Barrie and Orillia to the west and the east. The Township serves as the gateway through which northern and southern Ontario are connected, and is conveniently situated for residents, tourists and businesses alike. The Township is located within the Simcoe Sub-area of the Greater Golden Horseshoe – a location which has experienced growth pressures emanating from the Greater Toronto Area (GTA) and other parts of southern Ontario.

The Township is a lower-tier municipality with a population of more than 20,000 full time residents, covering a land area of over 61,000 hectares in the heart of Simcoe County. The Township's population is concentrated in a number of *Settlement Areas*, *Rural Settlements* and cottage lots along the shorelines of Lake Simcoe and Bass Lake, with the remainder residing in rural lots throughout the Township. Rolling hills, *woodlands*, vibrant communities and beautiful shorelines comprise the Township's diverse geography.

The economic base is primarily comprised of a mix of agricultural operations and *on-farm diversified uses*, tourism, resource extraction and recreation. There is a cluster of commercial and industrial activity along Highway 11 and the airport, which is complimented by *small-scale* neighbourhood retail and home-based businesses throughout the Township. The Lake Simcoe Regional Airport is identified as an Economic Employment District in the Province's A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan, 2020). These lands, along with the

employment lands around the airport, form a vital component of the Township's land-use structure and are an integral part of the local economic *development* potential of the region.



This Plan applies to all lands in the Township.

1.3 Structure of the Plan

The Plan is divided into several major parts, each of which is described below:

Part 1 Introduction, Structure and Growth Management: This section provides the background and basis for the Plan, its scope and its life span as well as the general Vision, Goals and Growth Management policies. The general approach to the Plan flows from this Section.

Part 2 Land Use Policies: This section contains the land use policies that apply to lands throughout the Township.

Part 3 Environmental and Groundwater Management: This section contains policies that deal with natural heritage and water resources, hazards, floodplains, and natural corridors throughout the Township. It also contains special policies which apply to the Lake Simcoe Protection Plan Area.

Part 4 General Policies: This section contains policies that deal with land use planning matters, such as water, wastewater, and stormwater management, transportation, waste management, *cultural heritage resources*, *public service facilities* and the subdivision of land that apply throughout the Township.

Part 5 Implementation & Interpretation: This section describes how the vision, goals, objectives and policies of the Plan will be implemented, such as through municipal by-laws and strategies and through the *development* application process.

Part 6 Exceptions: This section outlines the exceptions to policies contained in this Plan.

Part 7 Glossary: This section contains the definitions that assist in the interpretation of the Plan.

Part 8 Schedules: This section contains maps on how the Plan is implemented and are organized as follows:

- a) Schedule A – Land Use (Township wide);
- b) Schedule B1 – Land Use (Craighurst Settlement Area);
- c) Schedule B2 – Land Use (Horseshoe Valley Settlement Area);
- d) Schedule B3 – Land Use (Oro Centre);
- e) Schedule C – Natural Heritage, Water Resources & Hazards;
- f) Schedule D1 – Transportation
- g) Schedule D2 - Haul Routes;

- h) Schedule D3 – Active Transportation
- i) Schedule E – Waste Management Sites;
- j) Schedule F – Source Water Protection;
- k) Schedule G – Lake Simcoe Regional Airport Economic Employment District; ~~and,~~
- l) Schedule H – Exceptions:-
- m) Appendix 1 – Mineral Aggregate Resources;
- n) Appendix 2 – Rural Settlement Moonstone;
- o) Appendix 3 – Rural Settlement Edgar;
- p) Appendix 4 – Rural Settlement Oro Station;
- q) Appendix 5 – Rural Settlement Shanty Bay;
- r) Appendix 6 – Rural Settlement Hawkestone;
- s) Appendix 7 – Rural Settlement Warminster;
- t) Appendix 8 – Employment Area Oro Centre; and,
- u) Appendix 9 – Employment Area Highway 11.

~~There is one (1) Appendix to this Plan.~~ The Appendices noted above ~~are~~ is provided as supplementary information, ~~does~~ not form part of this Plan, and may be revised without formally amending this Plan:

- a) ~~Appendix 1 – Mineral Aggregate Resources~~

1.4 How to Read This Plan

Here are some suggestions on how to interpret and read this plan:

Take your time and read the entire Plan: this Plan is more than individual policies associated with relevant situations. The policies will be more relevant and understandable when read together and they are intended to function in this manner.

Pay attention to details: every word in this Plan has a specific purpose. For example; if you see words such as “and”, you know that all of the requirements listed must be met or proven to comply. However, if you see the word “or” then the compliance may be met without proving all requirements. Similarly, words such as “shall” mean that a policy is obligatory, and “may” or “encourage” mean that a policy has some discretion in implementation. Make sure you read the entire policy to ensure you are meeting all of the applicable criteria.

Defined terms and meanings: definitions are included throughout this Plan (shown in *italics*) and in Part 6 (Glossary).

1.5 Legislative & Policy Context

In Ontario, there is a hierarchical, policy-led framework for land use planning (as shown in Figure 1). In preparing this Plan, the Council of the Township of Oro-Medonte has had regard for matters of Provincial planning interest pursuant to the *Planning Act*, and has also been consistent with the policies of the *Provincial Policy Statement, 2020*, as amended (PPS).

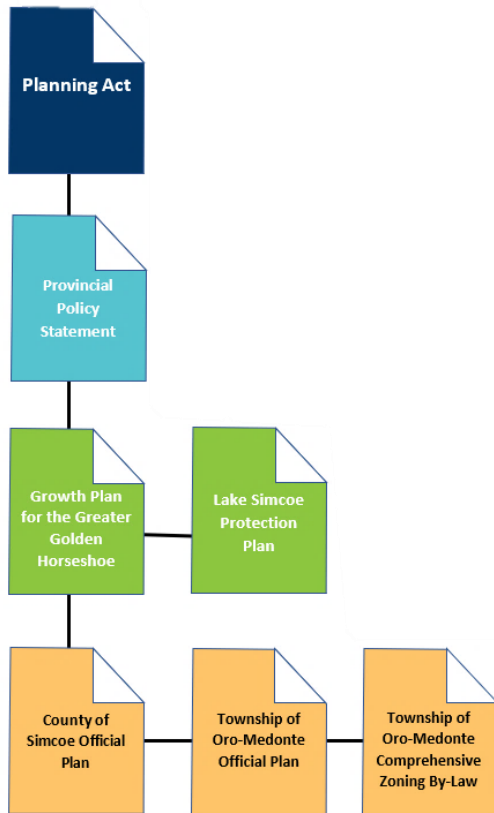
This Plan is deemed to conform to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and Amendment 1 (2020) (GPGGH, or Growth Plan) as well as the Lake Simcoe Protection Plan, 2009 (LSPP).

This Plan, as amended, is deemed to conform with the County of Simcoe Official Plan, which came into effect December 2016.

The policies of the Province of Ontario and the County of Simcoe (the County) shall be applied in the consideration of any planning application.

All references to statutes, regulations, policy statements, and provincial plans are to those documents as amended from time to time.

Figure 1



1.6 Planning Horizon

The planning period for the Official Plan is to the year 2031.

A number of matters must be addressed at the upper-tier level before more specific policies can be developed accordingly at the local level, such as allocation of population and employment forecasts to 2051. A further review of this Plan will be completed once the County has completed a *Municipal Comprehensive Review (MCR)* of the County Official Plan, in accordance with Provincial requirements set out in the Growth Plan.

A review of the Plan in whole will be conducted in accordance with the provisions of the *Planning Act* or otherwise directed by Council.

1.7 Vision

The Township of Oro-Medonte’s Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Township and shape

sustainable growth and *development* over the long term. The Plan establishes a vision for the future land use structure of the Township, based on community input, and, as a result, is intended to serve as the basis for managing change over the long-term planning horizon.

The primary purpose of the Plan is to implement the Provincial and regional policy framework, and to provide the basis for managing growth that will support and emphasize the Township's unique *character*, diversity, civic identity, rural lifestyle, and natural and cultural heritage features in a manner that has the greatest positive impact on the quality of life in Oro-Medonte.

The primary vision for this Plan is:

“To provide a basis for protecting the Township’s Natural Heritage System while managing growth that will support and emphasise the Township’s unique character, diversity, civic identity, rural lifestyle and cultural heritage features in a manner that has the greatest positive impact on the quality of life in Oro-Medonte.”

The Plan is established on the basis that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced while implementing the recommendations set forth by Provincial and regional policies in an efficient, *sustainable*, orderly, and place-based manner. Every effort to promote economic activity will be made while also protecting what residents' value about living in the Township.

A diverse mix of land uses and a range of housing options for all ages and abilities in *Settlement Areas* contributes to the quality of life of Township residents. The small-town *character* of these *Settlement Areas* is defined by the human-scale built form, heritage resources, and unique mixed-use 'Main Street' areas or nodes. Compact, complete communities offer an opportunity for residents to age in place and take advantage of locally accessible recreational opportunities to promote healthy active lifestyles. *Settlement Areas* will contribute to a *sustainable* form of *development* which minimizes use of resources, conserves water and energy, and also contributes to the efficient provision of *infrastructure* and *public service facilities*.

The agricultural areas of the Township are also considered to be an important component of what makes up the character of the community. These areas must be preserved for future agricultural use including on-farm diversification so that they can continue to serve an important role in the local economy.

The rural area is considered to be an asset to the community. It is the intent of the Plan to protect this asset by only encouraging *development* in the rural area that is *compatible* with the open space, agricultural and natural character of the area.

The Township has an extensive *natural heritage system* that contributes to the 'sense of place' felt by many of the Township's residents. The features of the *natural heritage system* include the Oro Moraine, rolling upland areas that recharge groundwater to the

headwaters of six watersheds, the vast forest tracts and healthy *wetland* areas that support diverse wildlife communities, and Lake Simcoe and Bass Lake. These areas, taken together, form parts of a *natural heritage system* that extends over a wide area of the Township. The protection of these attributes is a key underlying principle in this Plan.

1.8 Goals

A series of Goals and Strategic Objectives are outlined which provide a basis for protecting resources and developing a *sustainable*, prosperous, efficient, and vibrant Township. General *development* policies and specific policies applying to particular land use designations work together to bring the Township's Vision into fruition.

The goals of this Plan are as follows:

- a) Protect the natural environment with an 'Environment Focused' objective;
- b) Conserve the Township's natural resources;
- c) Protect the *character* of *development* and undeveloped areas;
- d) Direct growth and settlement to appropriate locations;
- e) Encourage appropriate economic *development*, and,
- f) Protect the *prime agricultural area* for long-term *agricultural use* and to support the agricultural sector.

1.9 Growth Management

1.9.1 Background

The Township continues to accommodate population and employment growth rates prescribed for in the County Official Plan and the Growth Plan. This is the result of the increasing attractiveness of the Township's recreational and rural *character* and its location adjacent to the growing Cities of Barrie and Orillia where major urban services and employment opportunities are available. In 2021, the median age and median income in the Township were both slightly higher than the rest of Simcoe County. In the summer months, the total population swells considerably as seasonal residents who live full time in the Greater Toronto Area migrate to their second homes or cottages. However, the permanent population of the Township in 2021 was approximately 23,017. This population is accommodated in two (2) *Settlement Areas*, a number of *Rural Settlements*, along the shoreline of Lake Simcoe and Bass Lake, in rural lots throughout the Township and in a number of residential clusters in the central area of the Township. This Plan anticipates that the *existing* pattern of *development* will remain

mostly unchanged in the future, although a larger proportion of growth will be directed towards serviced *Settlement Areas* to support the *development* of complete communities. The Township is required to plan for population and employment growth to the planning horizon as identified in the County Official Plan.

This Plan designates enough land for commercial, industrial, and residential uses to accommodate growth forecasts until the 2031 planning horizon provided for in the Growth Plan and County Official Plan. The County of Simcoe's *Municipal Comprehensive Review* will implement the policy direction of the new Growth Plan, allocate population and employment forecasts until the 2051 planning horizon, and will provide the basis for any changes to *Settlement Area* boundaries and employment land conversions, among other upper-tier municipal planning considerations. This Plan also incorporates a number of Official Plan Amendments and Secondary Plans that continue to have status and should be read in conjunction with this Plan to ensure that all relevant planning policies are considered.

The Township is committed to providing a range of housing options for all residents which include attached or detached single *dwelling units*, *garden suites*, *additional residential units*, and multiple residential units. *Settlement Areas* and *Rural Settlements* are recognized in this plan as those areas where growth and *development* shall be focused. *Development* of multi-unit housing, residential *intensification*, and *affordable* housing will be directed to these areas to provide the greatest opportunity for a broad range of housing forms, types and tenures in proximity to employment opportunities and community services. Other lower density and locally appropriate housing can be accommodated within other designations as outlined through this Plan. *Affordable* housing is a critical form of housing for seniors wishing to age within their community and for single person households. An adequate supply of *affordable* housing has the potential to attract young people and families into the Township to uphold the local workforce and may also enable the Township to retain people in this demographic who may otherwise move for lack of housing options.

1.9.2 Objectives

1. It is the goal of this Plan to direct the majority of population and employment growth to *Settlement Areas* where *public service facilities* are available and where full water and wastewater services are available, or can be made available in the future in an efficient and *sustainable* manner. This will be realised through the following:
 - a) To direct the majority of new residential growth to *Settlement Areas* where full municipal water and wastewater services are available.

- b) To direct the majority of highway commercial and employment uses to appropriate locations along the Highway 11 corridor, and other rural employment uses to appropriate locations in the Township.
- c) To prohibit the *development* of new residential subdivisions outside of the *Settlement Areas*.
- d) To encourage the efficient use of land in *Settlement Areas* and the optimization of *public service facilities* and *infrastructure*.
- e) To ensure that *development* in *Settlement Areas* occurs in a cost-effective, coordinated, and environmentally sound manner.
- f) To ensure that all new *development* is, or will be provided with, adequate parks and open space facilities and school facilities.
- g) To ensure that the *development* pattern is efficient, promotes the orderly *development* of safe and healthy communities, protects the financial well-being of the Township, and does not lead to a decline in the level of municipal service.
- h) To encourage the establishment of full municipal services, including water and wastewater services, in the two *Settlement Areas* (Horseshoe and Craighurst) where the majority of forecasted growth will be accommodated.

1.9.3 Density and Intensification Strategy

1. In accordance with the policies of this Plan, new residential *development* shall be directed to *Settlement Areas*. The strategy described in this part of the Plan is based on the need to provide municipal services as efficiently as possible to *Settlement Areas* and the requirement to protect the natural environment and natural resources of the Township.
2. ~~The County of Simcoe Official Plan contains density targets that are to be considered as part of the review and evaluation of *development* applications that are within *Settlement Areas*. The County of Simcoe may also provide alternative density targets within *Settlement Areas* as may be deemed appropriate.~~
3. A range of types of *intensification* shall be promoted where the *development* contributes to the achievement of the *intensification* target of this Plan and where permitted in accordance with the applicable land use designation and policies of this Plan, including:
 - a) Small scale *intensification* through the conversion of an *existing dwelling*, including accessory *dwelling units* in accordance with the policies of this Plan, or through the construction of a new building containing one or two *dwelling units*;
 - b) *Redevelopment* which includes either the replacement of *existing* residential uses with *compatible* new residential uses or mixed use *development* with a residential component;

- c) Accessory *dwelling units* within non-residential buildings in appropriate locations where land use compatibility will be achieved; and,
- d) Infill *development* and *redevelopment* of vacant land or underutilized land for employment, commercial and mixed use *development*.

1.9.4 Settlement Area Hierarchy

1. The majority of population and employment growth shall be directed to *Settlement Areas* where full municipal water and wastewater services are available. Limited growth will be permitted in *Settlement Areas* that are serviced by other forms of water and wastewater services with appropriate studies provided to support the servicing systems proposed.
2. The Township's *Settlement Areas*, where a significant proportion of growth and *development* shall be directed and accommodated, are Craighurst and Horseshoe Valley.
3. *Rural Settlements* may support infilling and minor rounding out of *development*, where appropriate, subject to the policies of this Plan. Those *Rural Settlements* are:
 - East Oro
 - Edgar
 - Forest Home
 - Guthrie
 - Hawkestone
 - Jarratt
 - Moonstone
 - Oro Station
 - Prices Corner
 - Rugby
 - Shanty Bay
 - Sugarbush
 - Warminster

1.9.5 Rural Areas

1. This Plan recognizes that certain types of *development* shall occur outside of *Settlement Areas*. Historically, this has included residential *development* outside of *Settlement Areas* in shoreline areas as well as residential, commercial, and industrial *development* along major roadways.

2. Land uses which are incompatible with urban uses and would benefit from separation from such uses shall be encouraged to locate in appropriate rural areas of the Township.
3. Land use and *development* within the rural areas of the Township shall be limited to that which can be sustained over the long-term by rural service levels, in accordance with the policies of this Plan.

1.10 Phasing of Development

1. *Development* in the Township shall be phased to ensure that the *development* occurs in a logical and cost-effective manner. In this regard, the Township shall be satisfied that any application for *development*.
 - a) contributes to the protection and enhancement of natural heritage features and *ecological functions* and provides opportunities for public ownership of these lands, if such lands are part of the proposal;
 - b) involves the logical completion or extension of the *existing* urbanized area, roads and other *infrastructure* to avoid scattered *development* patterns which are not contiguous to or *abutting* the *existing* built boundary;
 - c) can be adequately and economically serviced by municipal water and wastewater services and storm drainage facilities;
 - d) provides the park sites, school sites and portions of a community-wide trail system that may be required in a timely manner;
 - e) provides a mix and range of housing options to accommodate the Township's housing needs;
 - f) has regard for the absorption rate of new construction in previous phases and the need for additional phases of *development*; and,
 - g) can be accommodated within the financial capabilities of the Township to provide the necessary services without decreasing the level of service to *existing development*.
2. The Township may place lands within a Holding Zone provision to ensure timing of release of subsequent phases is justified and satisfies other policies of this Plan.
3. No final approvals such as registration of plans of subdivision, shall be given until the Environmental Assessment process is finalized which deals with the provision of water and sewage treatment services and confirmation that capacity

exists within the approved Environmental Compliance Approvals or agreements are in place for the expansion of such facilities to service the lands.

1.11 Settlement Area Boundary Expansion

1. An expansion of any *Settlement Area* boundary in the Township, as shown on Schedule A, shall only be initiated by the County, in consultation with the Township, as part of a *Municipal Comprehensive Review* that is consistent with the policies of the Growth Plan and the County Official Plan to accommodate growth between the 2031-2051 planning horizon.
2. The preferred form of servicing for major long-term expansion of *Settlement Areas* is full municipal sewage services and municipal water services.
3. The secondary plan or official plan amendment for *Settlement Area* boundary expansion shall indicate proposed land uses, major roads, storm water and *utility* services, population density, and staging of *development* over a period of up to 20 years. More detailed contents are outlined in Section 5.5 (Secondary Plans).
4. The Township shall work with the County to manage the land inventory within *Settlement Areas* across the Township to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for *intensification, redevelopment*, and future growth areas.
5. Minor Adjustments may be made to the boundaries of *Settlement Areas* outside of a *Municipal Comprehensive Review* in accordance with Growth Plan section 2.2.8.
6. A Minor Adjustment to a *Settlement Area* boundary shall be considered through a County Official Plan Amendment and Township Official Plan Amendment.

PART 2: LAND USE POLICIES

2.1 Settlement Area Policies

2.1.1 Introduction

1. This Section of the Plan contains land use policies that apply to the *Settlement Areas* of Craighurst and Horseshoe Valley, the boundaries of which correspond to the lands shown on Schedules B1 and B2.
2. Over the planning period of this Plan, the majority of residential growth shall be directed to these *Settlement Areas* and will be vital to the creation of healthy, sustainable and complete communities.
3. Craighurst and Horseshoe Valley are considered *Settlement Areas* with existing or planned municipal water and wastewater services.

2.1.2 Objectives

1. It is the goal of this Plan to meet the Township's current and future housing and employment needs by:
 - a) Ensuring that a range and mix of housing options are made available to accommodate projected growth, as well as persons of all ages, abilities, and incomes;
 - b) Promoting the efficient use of *existing* and planned *infrastructure* by creating the opportunity for various forms of residential *intensification*, where appropriate;
 - c) Assisting in the achievement of residential *intensification* and *affordable* housing by encouraging opportunities for second units and mixed-use *development* in appropriate locations;
 - d) Establishing a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive;
 - e) Maintaining and enhancing the *character* and identity of *existing* residential areas;
 - f) Ensuring that there is an adequate supply of land for residential *development* subject to the availability of water and wastewater capacity;

- g) Encouraging commercial *development* and *redevelopment* that will provide a range of goods and services, to meet the needs of the Township and area residents, employees and businesses and the travelling public;
- h) **a**Anticipating and accommodating new trends in retailing as appropriate;
- i) **e**Encouraging and promoting *development* that combines commercial, residential and other land uses, such as public service facilities, to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian environment; and,
- j) **e**Ensuring that all new *development* in *Settlement Areas* is *compatible* with adjacent *development*.

2.1.3 General Policies

1. Settlement boundary expansion is the responsibility of the County. *Settlement Area* boundary expansions shall proceed through an amendment to the County Official Plan as part of a *Municipal Comprehensive Review* as well as an amendment to this Plan as outlined in Section 1.11 in this Plan. Alternatively, minor adjustments may be considered in advance of the *Municipal Comprehensive Review* in accordance with Section 1.11 of this Plan.
2. Boundary expansions to a *Settlement Area* for *legal or technical reasons* or for minor adjustments that do not result in lot *development* is permitted without a *County Municipal Comprehensive Review* but does require an amendment to this Plan and to the County Official Plan.
3. *Development* within *Settlement Areas* shall be subject to the applicable policies of this Plan including but not limited to Natural Heritage, Source Water Protection, Transportation, Sewage, Water and Stormwater Management.
4. *Development* that extends the municipal road system shall be discouraged. However, internal roads within a new subdivision *development* may be considered where the topography, vegetation, soil type, drainage characteristics and property shape are such that a subdivision would be more in keeping with the *development* principles of this Plan than would linear *development* along the *existing* road network. In such cases, lot sizes would be determined in accordance with the policies in this Plan.
5. Agreements contemplated by Section 51(26) of the *Planning Act*, may be used in the case of either subdivision or severance applications to ensure compliance with conditions of approval.
6. Retention of natural vegetation or enhancement, where appropriate and feasible, shall be considered when reviewing any *development* application.

7. Consideration of a trail system and trail linkages within new *development* proposals shall be considered and accommodated where appropriate.
8. *Development* adjacent to *existing* land uses shall be required to be complimentary and sympathetic to *existing* land uses through the use of common or gradual scale, massing, and height.
9. Road networks shall use *active transportation* and engineering best practice approaches to reduce speeds and promote the ease and safety of vehicular and pedestrian movement.
10. Open space/park facilities and pedestrian *connectivity* shall be a component of all future residential *development* proposals; the focal role of *existing* parks shall be enhanced and reinforced.
11. *Development*, including lot creation, is discouraged outside of but adjacent or in close proximity to Craighurst and Horseshoe Valley in order to enable the efficient expansion of the Township's *Settlement Areas* when required.
12. The establishment of new *Settlement Areas* is prohibited.
13. It is the intent of this Plan that all *development* within the *Settlement Areas* shall be in accordance with a registered plan of subdivision or condominium, [site plan control](#). *Development* shall be further regulated by appropriate subdivision, condominium and/or site plan agreements. The *development* agreement shall also make provision for the screening, berming, tree preservation and enhancement and/or fencing or other measures designed to minimize the visual and noise impact associated with the *development* and adjacent land uses.
14. Within each of the blocks on the overall *existing* plan of subdivision for the *Settlement Area*, *development* may be permitted:
 - a) by further plans of subdivision where new residential lots and/or public roads are created, or
 - b) where appropriate, by plans of condominium, or
 - c) where appropriate, by passage of a by-law exempting the blocks from the part lot control provisions of the *Planning Act*.
15. All *development* within the *Settlement Area* shall require municipal communal water supply and municipal communal sanitary sewer services. The staging of *development* will be governed by and dependent upon the availability of municipal water and sewage servicing capacity subject to the approval of Council and the concurrence of the Ministry of the Environment, Conservation and Parks (MOECP). *Development* may be served by connection to *existing* private communal water supply and sanitary sewer services where municipal services

are not yet available. No new private communal or new private individual water supply or sanitary sewage treatment systems are permitted on either a permanent or interim basis.

16. All services or *utilities* shall be placed underground wherever practical.
17. Stormwater management shall be considered in a comprehensive manner, considering both impacts within the *Settlement Area* and downstream. Stormwater management plans shall be required for *development*, shall be approved by Council in consultation with the Conservation Authority, the Ministry Natural Resources and Forestry (MNRF), and/or any other applicable agencies, and shall be implemented in the subdivision or development agreement between the proponent and the Township.

2.1.45 Public Parkland

1. It is the objective of this Plan to:
 - a) establish and maintain a system of public open spaces, parkland and recreational facilities that meets the needs of present and future residents;
 - b) ensure that appropriate amounts and types of parkland are acquired by the Township through the *development* process;
 - c) encourage the dedication and donation of environmentally sensitive lands to a public authority or another non-profit group to ensure their continued protection;
 - d) promote the establishment of a continuous linear open space system connecting natural, cultural and recreational land uses within the *Settlement Areas* and beyond;
 - e) co-ordinate with other public and private agencies in the provision of open space, recreational and cultural facilities; and,
 - f) encourage the *development* of an *active transportation system* within the open space system that is accessible to the public utilizing trails, paths, streets and other public open spaces.
2. The policies of Section 2.1.45 are intended to provide the basis for the consideration of any application submitted in the *Settlement Areas* in accordance with the *Planning Act*.

2.1.56 Urban Design Policies

2.1.56.1 Introduction and Objectives

1. It is the intent of this Plan to:
 - a) promote *development* that is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;
 - b) encourage high quality design that is complementary and *compatible* with *existing development*, the Township's cultural and natural heritage, and which fosters a strong sense of civic identity and pride;
 - c) ensure high quality design is employed in the *development* of all public works and that these public works contribute to an improved urban environment;
 - d) exercise appropriate municipal *development* control in order to achieve a consistently high quality of site, building and landscape design;
 - e) recognize the *character* and built form of *existing development* in the community in the preparation of urban design strategies; and,
 - f) ensure the safety and security of public and publicly accessible places through urban design.
2. The policies of Section 2.1.56 are intended to provide the basis for the consideration of any application submitted in the *Settlement Areas* in accordance with the *Planning Act*.

2.1.56.2 Public Realm

1. The look, feel and treatment of public areas such as roads, parks and public open spaces are a key component of what makes up the *character* of the community. Therefore, high quality design in the public realm shall be encouraged in the *development* of all public parks and open spaces, roads, buildings and engineering projects. The *development* of new public buildings shall be in accordance with relevant provisions of this Section of the Plan. The following additional policies shall apply to the design of these public areas and to the public works carried out in these areas:
 - a) An integrated design and treatment of streetscape features shall be promoted throughout the *Settlement Area*.
 - b) Streetscape features located within public rights-of-way, such as lighting fixtures, directional and street signs, and street furniture shall be

complementary in their design and located in an integrated manner, so as to avoid visual clutter.

- c) Road designs shall include well-designed streetscape features, incorporating, among other things: street tree planting, street lighting and furnishings, sidewalk and boulevard treatments, a variety of paving materials, and, where appropriate, bicycle lanes, community mailboxes and future transit shelters, all in consideration of the needs for all ages and abilities, and in compliance with the *Accessibility for Ontario Disabilities Act (AODA)*.
- d) Road designs may incorporate traffic calming techniques such as narrower rights-of-way, traffic circles, and speed control devices, where appropriate, to promote a safer pedestrian environment and/or to maintain vehicles within designated speed limits.
- e) Services and *utilities* shall be encouraged to locate underground in order to maintain a pleasant visual environment along public roads. Above-ground *utility* service providers shall be encouraged to co-operate with the Township in identifying locations which minimize the visual impacts of such equipment and facilities where located within the public road right-of-way.

2.1.56.3 Safety

- 1. Personal safety for individuals shall be promoted by including the provision of:
 - a) Appropriate lighting, visibility and opportunities for public surveillance for parking lots, walkways and open space areas;
 - b) Unobstructed views into parks and open spaces from adjoining streets and publicly accessible buildings;
 - c) Landscaping that maintains views for safety and surveillance; and,
 - d) Clear and appropriately located signage, which precludes entrapment or the perception of entrapment.

2.1.56.4 Views and Vistas

- 1. The preservation, enhancement and/or creation of significant views and vistas within the public realm shall be encouraged.
- 2. Public and institutional buildings shall be encouraged to locate:
 - a) at the termination of a street or view corridor; and,

- b) at street intersections.

2.1.56.5 Implementation

1. The Township shall employ all relevant municipal *development* controls in order to achieve a consistently high standard of site, building and landscape design.
2. The urban design policies of this Plan shall be implemented by:
 - a) ensuring that the implementing Zoning By-law is amended to include standards that reflect the objectives and policies of this Plan;
 - b) ensuring that the Township's engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council-adopted Urban Design Guidelines;
 - c) ensuring that the Township's Site Plan Manual sets out the minimum requirements of the Township in a clear and concise manner;
 - d) ensuring that all Township works decisions generally conform with this Plan and Township-approved Urban Design Guidelines; and,
 - e) utilizing Architectural Control in the *Settlement Areas* to detail proposed building designs and materials, and in order to avoid repetitive building forms along residential subdivision streets.

2.1.56.6 Urban Design Guidelines

1. All *development* applications in the *Settlement Areas* shall be evaluated to determine the extent to which the application achieves the Urban Design objectives of this Plan as set out in this Plan.
2. Council may require the preparation of area-specific Urban Design Guidelines as part of the consideration of *major development* proposals or the preparation of area-specific studies. The intent of this policy is to ensure that all issues respecting building placement, landscaping, *active transportation* and land uses are considered on a comprehensive basis to ensure that the goals and objectives of this Plan are met.
3. For residential subdivision plans, the Township shall require, prior to draft plan of subdivision approval, the developer prepare Community Urban Design Guidelines for the subdivision plan, to guide the overall *character* of the proposed subdivision through design features such as street light design, sidewalk materials and locations, perimeter fencing, *utility* placement, community mailbox locations and/or facilities, gateway or entrance features, street tree planting in the public right-of-way, and park and public open space design.

4. For residential subdivision plans, the Township shall require, as a condition of draft plan of subdivision approval, the developer prepare Architectural Control Guidelines which detail the proposed building designs and materials, in order to avoid repetitive building forms along internal streets within residential plans of subdivision. The Township may also require, as a condition of draft plan of subdivision approval, an external architectural peer review prior to the issuance of construction permits for each building, and to ensure that the intent of the Architectural Control Guidelines is secured.

2.1.56.7 Development Approvals

1. The urban design policies of this Plan, and any Council-adopted Urban Design Guidelines, shall be employed in the evaluation of all *development* applications within the *Settlement Areas*.
2. The Township shall exercise its powers of zoning and site plan approval to encourage a high quality of building and landscape design and shall review and amend its Site Plan Manual in order to implement the Urban Design policies of this Plan and any Council-adopted Urban Design Guidelines.
3. For *development* requiring site plan approval, the Township may request the applicant to prepare design guidelines in conjunction with the submission of site plan application unless guidelines were prepared previously.
4. The Township shall exercise control over signs and fences in accordance with applicable legislation and shall ensure that its municipal by-laws are regularly reviewed and amended to reflect the urban design policies of this Plan and any Council-adopted Urban Design Guidelines.

2.1.67 Local Food Production

1. The creation of opportunities for local food production is supported by the Township. *Development* plans and building designs may provide opportunities for local food growing and production through:
 - a) Community gardens;
 - b) Edible landscapes;
 - c) Small scale food processing;
 - d) Food-related home occupations/industries;
 - e) Small and medium scaled food retailers; and,
 - f) Local market space (i.e. a farmer's market).

2.1.78 Land Use Designations

1. Land use designations in the *Settlement Areas* are as follows:

- Craighurst
 - Residential
 - *Employment Area*
 - Community Use
 - Environmental Protection
- Horseshoe Valley
 - Low Density Residential
 - Medium Density Residential
 - Commercial
 - Village
 - Recreational
 - Community Use

2.2 Craighurst Settlement Area

1. The Craighurst *Settlement Area* applies to lands that are intended to provide an appropriate mix of residential, commercial and institutional uses, as shown on Schedule B1 to this Plan.
2. The Craighurst *Settlement Area* policies of this Plan shall provide the basis for the *development* of a diverse community area in a manner that has the greatest positive impact on the quality of life in Craighurst and adjacent area. The policies of this Plan shall ensure that new *development* is planned on a comprehensive basis that will be serviced by full sewer and water services.
3. The Craighurst *Settlement Area* includes the following area-specific designations:
 - Residential;
 - *Employment Area*;
 - Community Use; and,
 - Environmental Protection.
4. The purpose of this approach is to recognize the detailed planning work previously undertaken for this area. The sub-designations ensure that unique policy provisions are established in a consistent manner throughout the area. All other policies and provisions of this Plan, shall also apply to development within this area.
5. In the Craighurst *Settlement Area*, no more than 75% of all new *dwellings* shall be single detached *dwellings*. The remainder shall be made up of a combination of other *dwelling* types.

2.2.1 Residential

1. The Residential designation applies to lands that are intended to be used for residential purposes as shown on Schedule B1 to this Plan.
2. These neighbourhoods are generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas, schools, day nurseries, places of worship, parks and open spaces. Opportunities for *small-scale* infill *development* will bring about some change to neighbourhoods as they continue to evolve over time. The Residential policies of this Plan shall enhance and strengthen the *character* of *existing* areas and promote *connectivity* and excellence in design. *Compatible* new *development* shall represent a “good fit” within the physical context and *character* of the surrounding area.

2.2.1.1 Permitted Uses

1. The predominant use of land within the Residential designation shall be for low-rise residential uses.

2. The following uses are permitted on lands designated Residential:

Detached *dwellings*

Semi-detached *dwellings*

Townhouse, multiple and low-rise apartment *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Garden suite (subject to the policies of Section 4.10)

Home occupation (subject to the policies of Section 4.11)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Special needs housing (subject to the policies of Section 4.14)

Public Service Facilities

Private home daycare for up to five children

Legally *existing* commercial and light industrial uses

Places of worship

Cemeteries

Community halls

Public parks, trails, walkways and open spaces~~*Neighbourhood parks, trails/walkways and open spaces*~~

Accessory uses

2.2.1.2 Development Policies

1. *Development* adjacent to *existing* land uses shall be required to be complimentary and sympathetic to *existing* land uses through the use of common or gradual scale, massing, and height.
2. Wherever possible, the design of a new infill *dwelling(s)* shall be encouraged throughout the Residential designation provided that Council is satisfied that:
 - a) The proposed *development*, including built-form, massing and height, is *compatible* with the *character* of the adjacent properties;
 - b) New buildings and additions are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
 - c) A suitable transition in lot sizes, building forms and heights is provided from adjacent *development*;

- d) *Existing* trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed *development* with the *existing* neighbourhood;
 - e) The proposed *development* will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,
 - f) Significant views and vistas which help define a residential neighbourhood are preserved.
3. The creation of a new lot or expanded lot in the Residential designation is permitted subject to Sections 2.1.1, 4.8.1 (General Lot Creation policies) and the provisions of the Zoning By-law.

2.2.1.3 Townhouse, Multiple and Low-rise Apartment Uses

1. Townhouse, also known as rowhouse, multiple and apartments in low-rise (up to 3 storeys) buildings are permitted, provided:
- a) the proposal respects the *character* of adjacent residential neighbourhoods, in terms of height, bulk and massing;
 - b) the use can be easily integrated with surrounding land uses and open space uses;
 - c) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - d) the site has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.
2. Multiple residential units (structures containing 3 or more units) shall be developed under Site Plan Control.
3. Multiple unit residential *development* (3 or more units in a single structure) shall be encouraged to be constructed in clusters.

2.2.1.4 Existing Commercial and Light Industrial Uses

1. A number of commercial and light industrial uses existed on lands within the Residential designation on the date this section of the Plan came into effect. While it is the long-term intent of this Plan that these lands be utilized primarily for residential uses, the continued use of these lands for *existing* commercial and light industrial uses and similar uses is permitted, subject of the provisions of the implementing zoning by-law.

2.2.1.5 Policies for Non-Residential, Neighbourhood Supporting Uses

1. The Township shall support the integration of non-residential supporting uses, which are complementary and serve the needs of residents, at appropriate locations in the Residential designation to support the *development* of a walkable and complete community. Individual properties may be zoned to achieve an appropriate mix of uses, building types, scale and density, that are *compatible* with the surrounding residential uses. Non-residential supporting uses shall be permitted as stand-alone buildings or integrated with residential uses in a mixed use *development*.
2. Within the Residential designation the following non-residential supporting uses may be permitted through an implementing Zoning By-law:
 - a) Artisan establishments, studios and craftsman shops;
 - b) Business and financial institutions;
 - c) Healthcare offices and clinics;
 - d) Recreational and/or cultural facilities;
 - e) Places of worship;
 - f) Child care facilities; and,
 - g) *Small-scale* convenience retail facilities and restaurants.
3. The Township shall have regard for the following when evaluating an application to permit non-residential supporting uses in the Residential designation:
 - a) Whether the non-residential use will contribute to a walkable and complete community;
 - b) Whether the site is more suited to the *development* of non-residential land uses due to matters such as noise, vibration, and other incompatibilities and *adverse effects*;
 - c) Whether the design, location and massing of the *existing* building or any new building, including lighting and signage, shall be *compatible* with the surrounding residential buildings and the area; and,
 - d) Depending on the size and scale of a non-residential supporting use, front yard parking may not be permitted. Where it has been determined that front

yard parking will negatively impact the streetscape, parking and servicing areas shall be located at the side and/or rear of the building.

4. Any proposed new non-residential *development* will have regard to residential uses, with respect to *existing* built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential *development* abuts a residential use, or is opposite and separated by a street from a residential use, the Township shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.
5. Non-residential supporting uses such as neighbourhood commercial uses, *community facilities/services*, parks and open space, shall be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation. Non-residential supporting uses shall generally be located at an intersection of County Road/County Road, County Road/Collector Road or Collector Road/Collector Road, and shall be provided with appropriate access to those roads and shall integrate appropriate *active transportation* connections that provide convenient, efficient and safe access to and from nearby residential areas, in accordance with the requirements of the Township.
6. To help establish neighbourhood focal points, the Township shall encourage non-residential supporting uses to locate together and to be integrated with residential uses in mixed use *developments* or in mixed use buildings, where appropriate and desirable. In mixed use buildings, non-residential supporting uses shall be located on the ground floor, with residential uses located above the ground floor.

2.2.2 Employment Area

1. The *Employment Area* designation applies to lands that are intended to be used for retail and service employment uses and a range of residential uses in a mixed-use setting and also includes *existing* employment uses as shown on Schedule B1 to this Plan.
2. The intent of this designation is to encourage commercial *development* and *redevelopment* that will provide a range of goods and services, to meet the needs of the Township and area residents, employees and businesses and the travelling public. The *Employment Area* policies of this Plan shall encourage and promote *development* that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a human-scale pedestrian environment.

2.2.2.1 Permitted Uses

1. The following uses are permitted on lands designated *Employment Area*:

Retail and service commercial uses

Hotels and motels

Mixed use *developments*

Day nurseries

Commercial, business, medical, dental and professional offices and *ancillary uses* such as pharmacies

Commercial schools

Building supply outlets

Supermarkets and food stores

Fruit and vegetable markets

Garden centres

Banks and other financial institutions and services

Arts and cultural facilities

Personal service uses

Animal hospital

Motor vehicle sales facilities, service centres and repair shops

Places of worship and other *institutional uses*

Funeral home

Private recreational uses, such as private clubs

Banquet halls

Eating establishments

Accessory residential uses

Long-term care facilities and retirement homes

Small-scale industrial, custom workshops, and manufacturing

2.2.2.2 Form of Development

1. Horseshoe Valley Road is intended to function as the "main street" of the Craighurst *Settlement Area* with the focus of *development* and public investment being the 'Four Corners' - the intersection of County Roads 22 and 93. It is further the intent of this designation that the ground floor of the buildings fronting on Horseshoe Valley Road be reserved and protected for street-level retail and

office uses. New residential uses, including apartments, are generally directed to the upper floor of buildings on Horseshoe Valley Road in the *Employment Area* designation.

2.2.2.3 Height

1. In order to maintain a consistent facade, the minimum height of buildings fronting Horseshoe Valley Road shall generally be two storeys and the maximum height shall be four storeys.

2.2.2.4 Urban Design

1. *Development* in the *Employment Area* can create a sense of civic identity and pride through a high standard of urban design for all new *development*.
2. The *Employment Area* shall be developed as a pedestrian oriented focal point in the Craighurst community. In this regard, it is a policy of this plan to require the preparation of detailed urban design and streetscape guidelines for the area before *development* or *redevelopment* occurs and shall have regard to Section 2.1.6. The intent of this policy is to ensure that all issues respecting building placement, landscaping, *active transportation* connections and land uses are considered on a comprehensive basis to ensure that the goals and objectives of this Plan are met.
3. The Urban Design Guidelines shall encourage the integration of new *development* areas into the fabric of the *existing* community.
4. New *developments* in the *Employment Area* are encouraged to be mixed use, promote a more efficient use of land and *infrastructure*, and meet the needs of the Township and area residents, employees and businesses and the travelling public.
5. The Urban Design Guidelines shall promote the establishment of a built environment that is safe, functional and attractive, and encourage pedestrian and *sustainable* travel.
6. Wherever possible, buildings shall be located close to the street edge with direct pedestrian and vehicular linkages to visible main entrances, and parking shall be located to the rear and/or sides rather than in front of buildings. The Township shall consult with the County to discuss updated *development* setbacks and road width policies along County roads to achieve an appropriate built-form presence envisioned by this Plan.
7. No outdoor storage shall be permitted. The location of waste disposal areas shall be controlled through the implementing zoning by-law and through Site Plan Control to minimize their visual impact.

8. The outdoor display and sales of goods and materials associated with retail uses is encouraged to improve the vibrancy of the 'Four Corners'.
9. *Development and/or redevelopment* in the *Employment Area* shall integrate appropriate *active transportation* connections that provide convenient, efficient and safe access to and from nearby residential areas.
10. *Development and/or redevelopment* on lots *existing* on the date of adoption of this Plan may occur in accordance with *existing* zoning but shall have regard to the urban design policies of this Plan.
11. *Development and/or redevelopment* in the *Employment Area* shall be subject to Site Plan Control.

2.2.2.5 Boundary of Employment Area Designation

1. The boundaries of the *Employment Area* designation are considered to be flexible and minor expansions can be made without an Amendment to this Plan, provided the goals and objectives of this Plan are satisfied.

2.2.3 Community Use

1. The Community Use designation applies to lands that will be the site of parkland, public recreational facilities, school facilities and places of worship as shown on Schedule B1 to this Plan.
2. The intent of this designation is to ensure that a full range of community uses is available to meet the social, cultural, educational and recreational needs of area residents and to ensure that community uses are as accessible as possible to residents. The Community Use policies of this Plan will ensure that community uses are located in a manner that complements natural heritage features.

2.2.3.1 Permitted Uses

1. The following uses are permitted on lands designated Community Use:

Public parks, trails, walkways and open spaces

Public schools

Public recreational facilities

Places of worship

Multi-purpose public facilities

Public Service Facilities (subject to Section 4.6)

2.2.3.2 Urban Design

1. Permitted uses shall be integrated with the surrounding community through appropriate *active transportation* connections that provide convenient, efficient and safe access to and from surrounding land uses.

2.2.3.3 Schools

1. Location

One school site is to be located on lands designated Community Use on Schedule B1. It is the intent of this Plan that:

- a) the school is designed and built to adequately serve the surrounding neighbourhood and/or catchment area; and,
- b) the site is reserved as part of the planning process.

2. Schools as Focal Points

It is the intent of this plan that the proposed school become a focal point of the surrounding neighbourhood, both from a social perspective and from a geographic perspective. In this regard, every effort shall be made to locate the school in a manner which is visible from the surrounding lands and which are located in a central location. The establishment of access roads to the school site that are shared with the Township to access public park areas may be considered to assist achieving this objective.

3. Alternative Uses

The final determination of the need for a particular school site rests with the applicable school board. If such a site is deemed to not be necessary through consultation with the appropriate school board, and after a minimum period of ten (10) years from approval of this Plan, the affected lands can be developed in accordance with the policies of the Residential designation. If the lands are developed with alternative lands uses, regard shall be had to the role of the site as a focal point in the area. As a result, urban design guidelines shall be prepared to support the *development* of alternative land uses. Prior to approving *development* on such a site, Council shall be satisfied that the proposed uses and how they are arranged ensure that the site becomes a focal point in the surrounding neighbourhood

2.2.3.4 Boundary of Community Use Designation

1. Refinements to the boundary of the Community Use designation that reflect more detailed plans will not require an Amendment to this Plan, provided the intent of this Plan is maintained.

2.2.4 Environmental Protection

1. This designation applies to lands which are not to be developed because they are the site of *significant natural heritage features* as shown on Schedule B1 to this Plan.
2. The intent of this designation is to maintain, restore and where possible, enhance or improve the diversity and *connectivity* of natural heritage features and *ecological functions*.
3. The Environmental Protection designation is intended to include the following *natural heritage features* and areas:
 - a) All *wetlands*;
 - b) Provincially *significant Areas of Natural and Scientific Interest*;
 - c) Significant *wildlife habitat* areas; and,
 - d) Any other areas that have been determined to be environmentally significant as a result of a *development* review process.

2.2.4.1 Permitted Uses

1. The following uses are permitted on lands designated Environmental Protection:

*Conservation uses**

*Passive recreational uses**

* provided an Environmental Impact Study is completed in accordance with Section 5.10 of this Plan and approved by Council and the appropriate agencies.

2. The individual components of the Environmental Protection designation are shown on Schedule B1 to this Plan. Although significant portions of the habitat of vulnerable, threatened and *endangered species* and significant *wildlife habitat* areas are intended to be designated Environmental Protection, no such areas were known to exist in the Township when this Plan was prepared.
3. Additional studies may locate such habitats and in such instances, it is the intent of this Plan that these areas be subject to the policies of this section. Schedules A and/or B1 would be amended if necessary to reflect the additional habitat(s) located through further study.

2.2.4.2 Development Policies

1. *Development and/or site alteration* is not permitted within the Environmental Protection designation.
2. Nothing in Section 2.2.4 is intended to limit the ability of *existing agricultural uses* to continue on lands that are designated Environmental Protection.
3. The boundaries of the Environmental Protection designation can be modified based on the submission of more detailed studies on the limits of sensitive natural heritage features. No amendments shall be required to this Official Plan where the boundary of the Environmental Protection designation is different than that shown in this Plan and the boundary change is based on studies carried out in accordance with this Plan or updated information is provided and the change is deemed to be minor, all to the satisfaction of the Township in consultation with the applicable ~~Conservation Authority~~ authorities or other agency having jurisdiction.
4. The minimum *vegetation protection zone* for all *natural heritage features* listed in Section 2.2.4.3 shall be a minimum of 30 metres, or as determined through an Environmental Impact Study (EIS).
5. In some cases it may be necessary to establish a buffer next to the Environmental Protection designation; the size of this buffer shall be determined through the preparation of an EIS that is considered to be satisfactory to the Township.

2.2.4.3 Adjacent Lands

1. Adjacent lands are the lands relevant to which impacts must be considered and the compatibility of a *development* proposal must be addressed. The extent of adjacent lands may vary, depending on such factors as potential changes to surfacewater hydrology, survivability of trees located near a woodland edge and disruption to wildlife movement patterns.
2. The following table summarizes the extent of *adjacent lands* for evaluating *ecological function* and determining *negative impacts* on natural heritage features or areas, in accordance with policy 2.1.8 of the PPS.

| NATURAL HERITAGE FEATURE OR AREA | ADJACENT LANDS WIDTH (distance from feature for considering potential negative impacts) |
|---|---|
| <i>Significant habitat of endangered and threatened species</i> | 120 m |

| | |
|---|--|
| <i>Significant wetlands and significant coastal wetlands</i> | 120 m |
| <i>Significant woodlands</i> | 120 m |
| <i>Significant valleylands</i> | 120 m |
| Significant wildlife habitat | 120 m |
| <i>Significant areas of natural and scientific interest – life science</i> | 120 m |
| <i>Significant areas of natural and scientific interest – earth science</i> | 50 m |
| <i>Fish habitat</i> | Inland lake trout lake (at capacity) on the Canadian Shield 300m All other fish habitat 120 m |

3. No *development* shall be permitted on these *adjacent lands* unless an EIS is completed in accordance with Section 5.10 of this Plan to the satisfaction of the Township and applicable ~~Conservation Authorities~~ or other agency having jurisdiction.

2.2.4.4 Implementation

1. All lands in the Environmental Protection designation shall be placed in an Environmental Protection Zone in the implementing Zoning By-law.
2. The Environmental Protection Zone in the implementing Zoning By-law shall not permit *development* of buildings or structures, except in accordance with provincial and federal requirements.
3. The Environmental Protection Zone in the implementing Zoning By-law shall not permit *site alteration*, except where permitted by the Township's Site Alteration By-law.
4. The Township may apply a Site Plan Control By-law to all lands within and adjacent to the Environmental Protection designation.

2.3 Horseshoe Valley Settlement Area

1. The Horseshoe Valley *Settlement Area* applies to lands that are intended to be used for residential, recreational and commercial purposes as shown on Schedule B2 to this Plan.
2. Neighbourhoods in Horseshoe Valley are generally characterized by low density residential areas which compliment the *existing* recreational base and facilities of the area. The policies of this Plan shall ensure that new *development* in Horseshoe Valley is planned on a comprehensive basis that will be serviced by full sewer and water services.
3. It is intended that the open space *character* of the Horseshoe Valley *Settlement Area* shall extend into and through the Village to provide convenient non-vehicular circulation between activity nodes and various land uses. Open space links should connect the Village to the recreational and residential areas outside of the Village. The Township's open space and pedestrian linkage network shall contribute to a recreational resort image, stimulate visual identification of *development* components and provide separation of land uses.
4. Views of the hills should be enhanced through sensitive design techniques. The height of buildings and structures shall not create a detrimental affect on the visual impact of the hills and shall not exceed three storeys in residentially designated lands. It is intended further, that a variety of building heights shall be encouraged in order to improve the visual effect, variety and community identity recognizing that buildings within the Village designation shall not exceed five storeys.
5. The Horseshoe Valley includes the following area-specific designations:
 - Low Density Residential;
 - Medium Density Residential;
 - Commercial;
 - Village; ~~and;~~
 - Recreational; and;
 - Community Use.
6. The purpose of this approach is to recognize the detailed planning work previously undertaken for this area. The sub-designations ensure that unique policy provisions are established in a consistent manner throughout the area. All other policies and provisions of this Plan, shall also apply to development within this area.
7. In the Horseshoe Valley *Settlement Area*, no more than 75% of all new *dwellings* shall be single detached *dwellings*. The remainder shall be made up of a combination of other *dwelling* types.

2.3.1 Low Density Residential

1. The predominant use of lands designated Low Density Residential shall be for residential *development*.

2.3.1.1 Permitted Uses

1. The following uses are permitted on lands designated Low Density Residential:

Detached *dwelling*s

Additional residential units (subject to the policies of Section 4.9)

Home occupations (subject to the policies of Section 4.11)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Special needs housing (subject to the policies of Section 4.14)

Private home daycare for up to five children

Public Service Facilities

Public Parks, trails, walkways and open spaces

Accessory uses

2.3.1.2 Development Policies

1. *Development* adjacent to *existing* land uses shall be required to be complimentary and sympathetic to *existing* land uses through the use of common or gradual scale, massing and height.
2. The creation of new lots for a residential use by consent to sever is permitted, provided a Plan of Subdivision is not required in accordance with Section 4.8 of this Plan.

2.3.2 Medium Density Residential

1. The predominant use of lands designated Medium Density Residential shall be for a range of types of residential *dwelling*s.

2.3.2.1 Permitted Uses

1. The following uses are permitted on lands designated Medium Density Residential:

Townhouse, multiple and low-rise apartment *dwelling*

Timeshare *developments*

Home occupations (subject to the policies of Section 4.11)

Public Parks, trails, walkways and open spaces

Accessory uses

2.3.2.2 Development Policies

1. Where a Medium Density Residential designation abuts an *existing* Low Density Residential designation, buffering in the form of landscaping shall be provided within the Medium Density Residential designation lands to provide for privacy and a smooth transition between uses.
2. Multiple residential *units* (structures containing more than 103 or more units) shall be developed under Site Plan Control. Site Plan Control can be applied to developments of fewer than 10 residential units when within 120 metres of a Great Lakes shoreline, inland lake, wetland, or river or stream valley and within 300 metres of a railway line.
3. Timeshare *developments* may be permitted subject to Section 4.13 of this Plan.

2.3.3 Commercial

1. The intent of the Commercial designation is to provide for commercial uses in a location that is accessible to the ski facilities and to the surrounding residential population.

2.3.3.1 Permitted Uses

1. The following uses are permitted on lands designated Commercial:

Retail and service commercial uses

Commercial, business, medical, dental and professional offices and *ancillary uses* such as pharmacies

Mixed use *developments*

Fruit and vegetable markets

Personal service uses

Banks and other financial institutions and services

Eating establishments

2.3.3.2 Development Policies

1. All *development* shall be located without disrupting the natural environment by removal of excessive amounts of vegetation. Additional tree planting shall be encouraged, where applicable.

2. Adequate buffering shall be provided to ensure the visual protection and amenity of the area. Where residential uses are located nearby, increased setbacks and limitations on the size of buildings may be established under the implementing Zoning By-law.
3. Notwithstanding the policies of Section 2.1.3, which encourages the *development* of the lands within the *Settlement Area* primarily on full sewer and water services, *development* in the Commercial designation shall be permitted to proceed on private *individual on-site sewage services* and private Stormwater management facilities if municipal services are not available. It is understood that once municipal sewage services and stormwater management facilities are available, the *development* will be required to connect to these services. At such time as this occurs, the private individual septic bed lands may be developed or re-developed for other uses permitted in the Commercial designation, subject to the owner obtaining all required *Planning Act* approvals and other agency permissions.
4. *Development* of the subject lands shall be subject to Site Plan Control approval and a Site Plan Control Agreement. The application for Site Plan Control shall be accompanied by the appropriate supporting technical studies and/or reports as required by the Township pursuant to the Township's *Development Engineering Policies, Process and Design Standards* (as amended), including the following:
 - a) Traffic Impact Brief to the satisfaction of the Township and the County;
 - b) Stormwater Management Report to the satisfaction of the Township and the County;
 - c) Functional Servicing Report to the satisfaction of the Township and the County; and,
 - d) Hydrogeological Evaluation to the satisfaction of the Township and the County.

2.3.3.3 Urban Design

1. Permitted uses shall be integrated with the surrounding community through appropriate *active transportation* connections that provide convenient, efficient and safe access to and from surrounding land uses.

2.3.4 Village

1. The intent of Village designation is to provide for an integration of residential, recreational, resort and commercial uses in a location that is both within walking distance of the ski facilities and readily accessible to the surrounding residential population.

2. The Village area is intended to be developed as a compact pedestrian oriented village to include commercial, residential and recreational uses. It is intended to accommodate a range of recreational services, facilities and activities complementary to those in the area and to particularly encourage recreation, which supports year-round occupancy and stimulates viability of the commercial component. To this end, the provision of recreational activities such as tennis and racquet clubs, golf course, curling or other arenas, cross-country ski trails, etc. shall be encouraged.

2.3.4.1 Permitted Uses

1. The following uses are permitted on lands designated Village:

| |
|---|
| Retail stores |
| Personal service uses |
| Business and professional offices |
| Medical clinics |
| Golf courses |
| Hotels, inns and other forms of commercial accommodation |
| Ski and cycling areas, lodges and facilities |
| Dining and entertainment lounges |
| Restaurants or snack bars |
| Physical fitness and sports centres |
| Aquatic facilities |
| Seasonal/occasional special events and associated temporary structures and facilities |
| Pro shops and tack shops |
| Administrative offices |
| Conference and convention facilities |
| Commercial schools and studios |
| Recreational uses and facilities |
| Farmers market |
| Parking in association with off site special events |
| Townhouse, multiple and apartment <i>dwelling</i> |
| Mixed use <i>developments</i> |

Timeshare *developments*

Accessory uses, building and structures, including concession booths and overnight camping in conjunction with, and accessory to, a permitted use

2.3.4.2 Development Policies

1. Integrated multiple residential *dwelling*s and commercial resort unit complexes constructed in conjunction with commercial uses, is encouraged.
2. In order to ensure that *development* within the Village designation proceeds in an orderly manner, the proponent shall prepare a conceptual site plan for this area. The conceptual site plan shall include, but not be limited to, the following:
 - a) A description of the vision for the area including the overall built form, *character*, connections and relationships to *abutting* lands;
 - b) Land uses and necessary *infrastructure* requirements to illustrate location, size, height, and massing of all buildings and structures, and the parking, access, pedestrian circulation and conceptual landscaping of the entire area; and,
 - c) Phasing and staging policies, where necessary to comply with the requirements of this Plan.
3. Applications for development shall be consistent with the conceptual site plan and in accordance with the policies of this Plan.
4. Recreational uses which foster year-round recreational opportunity shall be encouraged and may include outdoor facilities such as tennis courts, pools, bicycle, cross-country and pedestrian pathways, golf facilities, concert areas and other similar activities and indoor facilities such as tennis, racquet sports, pools and spas provided within commercial accommodation or an independent commercial sports/recreation centre.
5. Additional recreational uses may include camping and concession booths accessory to a permitted use on lands located in the Village designation.
6. It is intended that day-use parking areas be provided in such a manner as to balance the location and quantity of parking with the carrying capacity of the facilities. The required parking for the Village uses shall be considered in relation to the parking for the ski resort. Where any new *development* is proposed on lands currently used for parking purposes or any other lands, the proponent shall demonstrate, to the satisfaction of the Township, that any displacement of parking will not affect the carrying capacity of the *existing* lift systems and parking for all other Village uses, or that appropriate alternate parking provisions will be

made available, in addition to any parking requirements for the proposed *development*.

7. All *development* in the Village designation shall be subject to Site Plan Control.
8. Timeshare *developments* may be permitted subject to Section 4.13 of this Plan.

2.3.4.3 Urban Design

1. Permitted uses shall be integrated with the surrounding community through appropriate *active transportation* connections that provide convenient, efficient and safe access to and from surrounding land uses.

2.3.5 Recreational

1. The Recreational designation is to provide for year-round recreational activities associated with the Horseshoe Valley Resort.

2.3.5.1 Permitted Uses

1. The following uses are permitted on lands designated Recreational which may include uses such as but not limited to:

Ski slopes, trails and lift facilities

Service and maintenance facilities that support recreational resort uses and operations

Equestrian facilities

Existing golf courses, clubhouses and facilities

Cycling facilities

Recreational trails and lift facilities

Parks and play lots

Parks, trails, walkways and open space

Outdoor recreational uses

Recreational facilities

Cultural facilities

Fitness and aquatic facilities

Seasonal/occasional special events and associated temporary structures and facilities

Parking areas

Accessory uses and amenities

2.3.5.2 Development Policies

1. All *development* shall be located without disrupting the natural environment by removal of excessive amounts of vegetation and the removal of soils through erosion. Where required by Council, the developer shall submit a report prepared by a qualified consultant which indicates the proposed engineering works to be undertaken, and it shall include a plan(s) showing the following:
 - a) the *existing* features of the site including all *existing* buildings, structures, heritage resources, vegetation, topography drainage;
 - b) the proposed structure to be erected and the final layout of the *development* of the land;
 - c) the proposed remedial works to be undertaken;
 - d) the final grade elevations and proposed vegetative cover; and,
 - e) plans for storm water management for both surface drainage and ground water.
2. All lands designated Recreational shall be placed in appropriate zone(s) in the implementing Zoning By-law.

2.3.6 Community Use

1. The Community Use designation applies to lands that will be the site of parkland, public recreational facilities, school facilities and places of worship.
2. The intent of this designation is to ensure that a full range of community uses is available to meet the social, cultural, educational and recreational needs of area residents and to ensure that community uses are as accessible as possible to residents. The Community Use policies of this Plan will ensure that community uses are located in a manner that complements natural heritage features.

2.3.6.1 Permitted Uses

1. The following uses are permitted on lands designated Community Use:

Public parks, trails, walkways and open spaces

Public schools

Public recreational facilities

Places of worship

Multi-purpose public facilities

Public Service Facilities (subject to Section 4.6)

2.3.6.2 Urban Design

1. Permitted uses shall be integrated with the surrounding community through appropriate *active transportation* connections that provide convenient, efficient and safe access to and from surrounding land uses.

2.3.6.3 Schools

1. Location

School sites shall be located to adequately serve the surrounding neighbourhood and/or catchment area.

2. Schools as Focal Points

It is the intent of this plan that a proposed school become a focal point of the surrounding neighbourhood, both from a social perspective and from a geographic perspective. In this regard, every effort shall be made to locate a school in a manner which is visible from the surrounding lands and which are located in a central location. The establishment of access roads to a school site that are shared with the Township to access public park areas may be considered to assist achieving this objective.

3. Alternative Uses

The final determination of the need for a particular school site rests with the applicable school board. If such a site is deemed to not be necessary through consultation with the appropriate school board, and after a minimum period of ten (10) years from approval of this Plan, the affected lands can be developed in accordance with the policies of the Low Density Residential designation. If the lands are developed with alternative lands uses, regard shall be had to the role of the site as a focal point in the area. As a result, urban design guidelines shall be prepared to support the *development* of alternative land uses. Prior to approving *development* on such a site, Council shall be satisfied that the proposed uses and how they are arranged ensure that the site becomes a focal point in the surrounding neighbourhood

2.3.6.4 Boundary of Community Use Designation

1. Refinements to the boundary of the Community Use designation that reflect more detailed plans will not require an Amendment to this Plan, provided the intent of this Plan is maintained.

2.4 Rural Settlements

2.4.1 Introduction and Objectives

1. This Section of the Plan contains land use policies that apply to the *Rural Settlements*, the boundaries of which correspond to the lands shown on Schedule A to this Plan and Appendices 2-7.
2. These communities are generally characterized by low density residential areas and a range of service uses and facilities for the residents of the *Rural Settlements* and the surrounding rural areas.
3. *Rural Settlements* shall accommodate limited growth due to servicing constraints.
4. The *Rural Settlements* designation recognizes unserved, partially served or limited services for residential *development* in these communities, as well as limited new residential *development* on private or *partial services* where appropriate.
5. Commercial uses sufficient to support the convenience and day-to-day needs of the *Rural Settlements* and the surrounding rural areas shall be encouraged.

2.4.2 Permitted Uses

1. The following uses are permitted on lands designated *Rural Settlements*:

Single detached *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Garden suite (subject to the policies of Section 4.10)

Home occupations (subject to the policies of Section 4.11)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Special needs housing (subject to the policies of Section 4.14)

Private home daycare for up to five children

Small scale commercial and light industrial uses

Places of worship

Cemeteries

Public and community uses such as a library, community hall or recreation centre, school (private and public)

Public Service Facilities (subject to Section 4.6)

Public and private *infrastructure*

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PLEASE NOTE:

Non-Decision Lands within and abutting the Rural Settlement Boundaries of Edgar, Hawkestone, Moonstone, Shanty Bay and Warminster are identified on Schedule A and Appendices 2-7 of this Plan. The County's non-decision relates to both the land use designation and the Settlement Area Boundary as it applies to these Non-Decision Lands. These areas of non-decision indicate interim mapping, where the designation of the 1997 Township Official Plan shall remain applicable, however, the policies of this Plan shall apply. Following the process and approval of a County initiated Official Plan amendment that will correct and clarify these Settlement Area Boundaries on Schedule 5.1 Land Use Designation to the County Official Plan, County Planning Staff will bring forward a recommendation to approve appropriate land use designations and rural settlement area boundaries for these Non-Decisions Lands on the Township's Official Plan Schedule A and Appendices 2-7 that are in conformity with the County Official Plan.

Public parks, trails, walkways and open spaces

Utilities

Accessory uses

2.4.3 Development Policies

1. *Development* adjacent to *existing* land uses shall be required to be complimentary and sympathetic to *existing* land uses through the use of common or gradual scale, massing, and height.
2. The creation of a new lot or expanded lot in the *Rural Settlements* designation is permitted subject to Section 4.8 and the provisions of the Zoning By-law.
3. *Development* is encouraged provided that the proposed *development* is in keeping with the *existing character* and planned land uses of the area.
4. Where lands are without municipal water service and/or municipal sewer services, new *dwelling units* on *existing* vacant lots and expansions to *existing dwellings* may be required to provide a hydrogeological study that assesses the assimilative capability of the soils.
5. New infill lots, on lands without municipal services, or with *partial services* may be permitted by severance or plan of subdivision subject to the following:
 - a) direct access is provided to an open and maintained public road;
 - b) the feasibility of a private water supply and/or sewage disposal system is demonstrated to the satisfaction of the Township through a hydrogeological study that assesses the assimilative capability of the soils and confirms sufficient ground water supply;
 - c) where municipal water service is provided, confirmation of sufficient capacity; and,
 - d) the applicant enters into an agreement with the Township to pay for eventual connection to a municipal water system if such system is installed within the municipal road allowance *abutting* the property.
6. Settlement boundary expansion is not permitted. Notwithstanding this, minor adjustments may be made to the boundaries of *Rural Settlements* outside of a *municipal comprehensive review*, subject to the following:
 - a) the change would constitute minor rounding out of *existing development*, in keeping with the rural *character* of the area; and,

b) confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no *negative impacts* on water.

7. Given the limited growth anticipated in the *Rural Settlements*, the policies of Section 2.1.56 Urban Design Policies are intended to provide the basis for the consideration of any application, where appropriate.

2.5 Agricultural

2.5.1 Introduction

1. This Section of the Plan contains land use policies that apply to the *agricultural* areas of the Township, the boundaries of which correspond to the lands shown on Schedule A to this Plan.
2. The policies of this Plan provide for the protection and support of the *agricultural* sector in the Township as the *agricultural* areas provide an important historical, *character* and economic base within the Township.
3. The *Agricultural* designation generally applies to lands which meet one or more of the following criteria:
 - a) they consist of areas where *prime agricultural lands* predominate. *Prime agricultural lands* include specialty crops and/or soil Classes 1, 2, or 3 for potential agricultural capability according to the Canada Land Inventory;
 - b) they consist of lands which, in spite of varying market conditions, are considered to be viable ongoing agricultural operations;
 - c) they support intensive *farming operations*; and/or,
 - d) they are surrounded by or contiguous to other agricultural operations.
4. The Province has developed Agricultural System mapping which applies across the Township. The Township will work with the County through their MCR to appropriate refine the mapping in consultation with land owners and will incorporate the mapping through an amendment to this Plan when the County Official Plan has been updated.

2.5.2 Objectives

1. It is the goal of this Official Plan for agricultural areas to provide for a full range of *agricultural uses, agriculture-related uses and on-farm diversified uses* that fit in to enhance the *character* and economic vibrancy of the Township's countryside by:
 - a) maintaining and preserving the agricultural resource base of the Township;
 - b) protecting land suitable for agricultural production from fragmentation, *development* and land uses unrelated to agriculture, *agriculture-related uses* or *on-farm diversified uses*;

- c) promoting the agricultural industry and associated activities and enhancing their capacity to contribute to the economy of the Township in accordance with the *Planning Act* and the *Farm Protection Act* and its successors;
- d) preserving and promoting the agricultural *character* of the Township and protecting *prime agricultural areas* for long-term agricultural and related uses;
- e) providing opportunities for *agriculture-related uses* and *on-farm diversified uses* and to grow the *agri-tourism* sector; and,
- f) minimizing land use conflicts and requiring new land uses and new or expanding livestock facilities to comply with the *Minimum Distance Separation Formulae* where applicable.

2.5.3 Permitted Uses

1. The following uses are permitted:

Agricultural uses, including community gardens

Agriculture-related uses

On-farm diversified uses

Normal farm practices

Agricultural produce sales outlets

Natural heritage conservation and *sustainable* forestry

Passive recreational uses such as nature viewing and pedestrian trail activities

Mineral aggregate operations

Home industry and *home occupation* uses

Single detached *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Garden suites (subject to the policies of Section 4.10)

Bed and breakfast establishments (subject to the policies of Section 4.12)

~~*Special needs housing on existing lots* (subject to the policies of Section 4.14)~~

~~*Public parks, trails and open spaces*~~

Public and private *utilities*

2.5.4 Development Policies

1. *Prime agricultural areas* are identified by the Agricultural designation on Schedule A and shall be protected for the long-term for *agricultural uses*. All types, sizes and intensities of agriculture uses and *normal farm practices* shall be promoted and protected in accordance with Provincial standards.
2. *Prime agricultural areas* are areas where *prime agricultural lands* predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2, and 3 soils, and then Classes 4 through 7 lands, in this order of priority.
3. *Development* in *prime agricultural areas* shall wherever possible be designed and sited on a property so as to minimize any *adverse impacts* to the *agricultural use* and the *natural heritage system* and cultural features.
4. Proposals to re-designate lands from the Agricultural designation may only be considered for expansions to *Settlement Areas* in accordance with Sections 2.1.3 of this Plan, *Provincial Policy Statements* issued under the *Planning Act*, Provincial plans and the County Official Plan.
5. Impacts from any new or expanding non-*agricultural uses* on surrounding agricultural operations and *existing* land uses are to be mitigated to the extent feasible. Site Plan Control shall be utilized to regulate the impact of new or expanding non-*agricultural uses*, including *on-farm diversified uses*, in *prime agricultural areas*.

2.5.5 Lot Creation

1. Where permitted, the creation of a lot is subject to Section 4.8 of this Plan and the provisions of the Zoning By-law.
2. Lot creation in *prime agricultural areas* is discouraged and may only be permitted for:
 - a) *Agricultural uses*, provided the severed and retained lots are each not less than 40.0 hectares;
 - b) *Agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and the appropriate sewage and water services;
 - c) *A residence surplus to a farming operation* as a result of *farm consolidation* provided that:

- i. The surplus farm *dwelling* must be: a *dwelling existing* as of the date of adoption of this Plan; *habitable*; and located on a parcel which is actively farmed;
 - ii. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
 - iii. The Township shall zone the new lot to an appropriate residential zone category and zone the remnant parcel of the farmland to prohibit residential uses as a condition of any severance created under this policy; or,
- d) *Infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2.5.6 Other Types of Consents

1. Consents may also be granted for *legal or technical reasons*, such as for:
 - (i) Easements;
 - (ii) Correction of deeds;
 - (iii) Quit claims;
 - (iv) Minor boundary adjustments;
 - (v) Boundary adjustments for the consolidation of farm lands to enhance their viability capacity to contribute to the economy; and,
 - (vi) All of the above which do not result in the creation of a new lot.

2.5.7 Agriculture-Related Uses

1. *Agriculture-related uses* may be permitted in accordance with the policies of this Plan. Allowing a range of appropriate on-farm uses contributes to economically *sustainable* agriculture in the Township which in turn facilitates broader access to local food and beverages, agricultural products, preserves the agricultural land base and maintains the scenic quality of the agricultural landscape.
2. *Agriculture-related uses* are uses that are farm-related industrial or farm-related commercial that add to the vitality and economic viability of *prime agricultural areas* because they are directly related to and service *farm operations* in the area as a primary activity. It is recognized that in order to sustain market and allow for efficient operation of *agriculture-related uses*, products processed and/or sold by these businesses may be obtained from surrounding local *farm operations* or from further away. This is permitted provided the majority of product is from *farm operations* in the area. To assess whether a proposed *agriculture-related use* meets the test of providing direct products and/or services to *farm operations* as

a primary activity, the Township may require evidence demonstrating that the use will service the local agricultural industry as the sole or main business activity.

3. *Agriculture-related uses* may be located on *farm operations* or on separate *agriculture-related* commercial or industrial properties, which benefit from being in close proximity to farm operations.
4. *Adaptive re-use* of surplus farm facilities on *existing* farms for *agriculture-related uses* shall be encouraged to conserve *cultural heritage resources* that would otherwise disappear as a result of no longer being required for farm purposes.
5. *Agriculture-related uses* involving *development* 500 square metres or less in land area shall be permitted as of right in the implementing Zoning By-law.
6. *Agriculture-related uses* involving development over 500 square metres in land area shall be subject to a Zoning By-law Amendment and may be permitted subject to the following criteria:
 - a) whether the use is *compatible* with and does not hinder surrounding *agricultural* operations and is in compliance with the *minimum distance separation formulae*;
 - b) whether the use is more appropriately located in a nearby *Settlement Area*;
 - c) whether the use is required on or in close proximity to the agricultural operation for it to support and complement the agricultural activity;
 - d) whether the scale of the activity is appropriate to the site and/or the *farming operation*;
 - e) whether the use is consistent with and maintains the *character* of the agricultural area;
 - f) the use does not generate potentially conflicting off-site impacts;
 - g) the use is limited to low water and low effluent producing uses, and the site is capable of accommodating the use on *individual on-site water services* and *individual on-site sewage services*;
 - h) the use does not require significant improvements to utilities or *infrastructure* such as road or hydro services;
 - i) the use supports agriculture and provides direct products and/or services to *farm operations* as a primary activity; and,

j) the use complies with all other applicable policies of this Plan.

7. *Agriculture-related uses* shall be subject to Site Plan Approval to regulate the location and scale of the use on the property and to ensure compatibility with the *character* of the surrounding countryside. Matters related to entrances, parking, loading, grading, drainage, setbacks/buffering and landscaping shall be considered during the Site Plan Approval process.
8. In evaluating zoning and site plan applications for an *agriculture-related use*, the Township shall consider the following matters to ensure the proposed use maintains the agricultural *character* of the surrounding countryside:
 - a) new structures are designed to fit in aesthetically with the agricultural area;
 - b) outdoor storage is minimized and screened;
 - c) lighting is designed to minimize impact on adjacent neighbours and the agricultural *character* of the area;
 - d) major modification of land is avoided;
 - e) the proposed use is visually screened from adjacent neighbours and roadways; and,
 - f) signage is limited and fits with the *agricultural character* of the area.

2.5.8 On-Farm Diversified Uses

1. *On-farm diversified uses* may be permitted within the limits of a *farm operation* in accordance with the policies of this Plan. Allowing a range of appropriate on-farm uses contributes to economically *sustainable* agriculture in the Township which in turn facilitates broader access to local food and beverages, agricultural products and preserves the agricultural land base and maintains the scenic quality of the agricultural landscape.
2. *On-farm diversified uses* must be both secondary to the principal agricultural use of the property and limited in area. Such uses include but are not limited to *home occupations, home industries, agri-tourism uses* and uses that produce value added agricultural products.
3. *Adaptive re-use* of surplus farm facilities on *existing farms* for *on-farm diversified uses* and *agri-tourism uses* at a scale that is appropriate to the farm operation shall be encouraged to conserve *cultural heritage resources* that would otherwise disappear as a result of no longer being required for farm purposes.

4. Lot creation to accommodate *on-farm diversified uses* is not permitted.
5. *On-farm diversified uses* involving *development* 500 square metres or less of a *farm operation's* land area shall be permitted as of right in the implementing Zoning By-law.
6. *On-farm diversified uses* involving *development* over 500 square metres of a *farm operation's* land area shall be subject to a Zoning By-law Amendment and may be permitted subject to the following criteria:
 - a) whether the use is *compatible* with and does not hinder surrounding *agricultural* operations and is in compliance with the *minimum distance separation formulae*;
 - b) whether the use is more appropriately located in a nearby *Settlement Area*;
 - c) whether the use is required on or in close proximity to the agricultural operation for it to support and complement the agricultural activity;
 - d) whether the scale of the activity is appropriate to the site and/or the *farming operation*;
 - e) whether the use is consistent with and maintains the *character* of the agricultural area;
 - f) the use does not generate potentially conflicting off-site impacts;
 - g) the use is limited to low water and low effluent producing uses, and the site is capable of accommodating the use on *individual on-site water services* and *individual on-site sewage services*;
 - h) the use does not require significant improvements to utilities or *infrastructure* such as road or hydro services;
 - i) the use supports agriculture and provides direct products and/or services to *farm operations* as a primary activity; and,
 - j) the use complies with all other applicable policies of this Plan.
7. If more than one *on-farm diversified use* is proposed on a single property, the combined area of all *on-farm diversified uses* shall be within the land area and building area requirements outlined in the policies contained in this section.

8. *On-farm diversified uses* that are proposed to grow beyond the area limits, either incrementally or otherwise, shall not be permitted and will be encouraged to locate in areas of the Township appropriately designated for the use.
9. *On-farm diversified uses* shall be subject to Site Plan Control, where warranted and appropriate (e.g. for those uses requiring outdoor storage areas, visitor parking and/or a new farm access, etc.), in accordance with the policies of Section 5.7.
10. Severances to separate the *on-farm diversified uses* from the farm property shall not be permitted.
11. Specific *on-farm diversified uses* are permitted subject to the following provisions.

2.5.8.1 Agri-Tourism Uses

1. *Agri-tourism uses* that are located on a *farming operation* and secondary to the principal *agricultural use* of the property, limited in area to 500 square meters or less of a *farming operation's* land area, and related to agriculture shall be permitted as of right in the implementing Zoning By-law. *Agri-tourism uses* that are both located on a farm and secondary to the principle *agricultural use* of the property involving development over 500 square metres of a *farming operation's* land area shall be subject to a Zoning By-law Amendment and may be considered based on the following criteria:
 - (i) the scale of the operation is appropriate to the site and surrounding *farming operations*;
 - (ii) the use has minimal impact on, does not interfere with, and is *compatible* with surrounding *agricultural uses*;
 - (iii) the use does not generate potentially conflicting off-site impacts including impacts related to *infrastructure* or transportation/traffic;
 - (iv) the use is limited to low water and low effluent producing uses, and the site is capable of accommodating the use on *individual on-site water services* and *individual on-site sewage services* and will not generate the need for additional public *infrastructure*;
 - (v) the use does not require significant improvements to utilities or *infrastructure* such as roads or hydro services;

- (vi) the use complies with all of policies of this Plan;
 - (vii) for special events, the use represents an occasional activity and is not a regular recurring activity; and
 - (viii) the timing and duration of such uses do not hinder the agricultural operation on the site or on surrounding lands.
2. Entrances serving *agri-tourism* uses located adjacent to provincial highways require the approval of the Ministry of Transportation (MTO). Typically, MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, MTO requires the property owner to acknowledge that the use of their *existing* entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the agri-tourism use. In addition, MTO would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
3. *Agri-Tourism uses shall be subject to Site Plan Control to regulate the location and scale of the use on the property and to ensure compatibility with the character of the surrounding countryside. Matters related to entrances, parking, loading, grading, drainage, servicing, setbacks/buffering and landscaping shall be considered during the Site Plan Approval process.*

2.5.8.2 Bed & Breakfast Establishments

1. *Bed and breakfast establishments* are permitted as an *on-farm diversified* use in accordance with the policies outlined in Section 4.12.

2.5.8.3 Farm Wineries and Breweries

1. *Farm wineries* and breweries permitted within the Agricultural designation and shall be subject to the following criteria:
- a) *Farm wineries* and breweries and *accessory uses* to the operation are expected to rely solely on private water services and sewage disposal systems that meet the requirements of the Township and/or the requirements of the Ministry of the Environment, Conservation and Parks (MECP) should sewage and waste flows be in excess of 10,000 litres/day;
 - b) No new severance of an *existing farm winery*, brewery and/or an *accessory use* from the farm parcel shall be permitted; and,
 - c) A special event may be permitted where it is directly related to the *farm winery* or brewery located on site and where it has been approved through an

amendment to the Zoning By-law or Temporary Use By-law or if it is a special event in association with a main use or secondary use and the proponent has received the permission of the Township in advance of the event. The Township reserves the right to refuse permission or limit an event where it is of the opinion that the event will create a nuisance, be offensive or incompatible with surrounding uses. This policy applies to events, without limitation.

2. *Farm wineries* may be permitted as *on-farm diversified use* within the Agricultural designations subject to the following policies:
 - a) A minimum farm parcel of at least 3.2 hectares shall be required;
 - b) The implementing Zoning By-law shall establish zone provisions for the establishment of *farm wineries*;
 - c) All wines produced within a *farm winery* shall be made from fruit predominantly from the vineyard and/or fruit farm located on the same land as the *farm winery* as well as part of the farmer's own *farm operation*;
 - d) A hospitality room where wine and food is served and the retail sale of wine produced on site shall be permitted. The implementing Zoning By-law shall set out specific retail floor area provisions;
 - e) New winery buildings shall be setback sufficiently from a roadway in order to accommodate a suitable planting area to provide and maintain an agricultural setting;
 - f) *Farm wineries* shall be subject to Site Plan Control in accordance with Section 5.7; and,
 - g) A minimum of 2 hectares of the lands shall be planted in vineyards and/or fruit crops and is in full production. The Township shall require the vineyard and/or fruit crop planting and production as a condition of approval to be completed prior to the issuance of a building permit.
3. Entrances serving *farm wineries* and breweries located adjacent to provincial highways require the approval of MTO. Typically, MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, MTO requires the property owner to acknowledge that the use of their *existing* entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the *farm winery* and brewery. In addition, MTO would not support

a future severance that would result in a separate entrance to a business and one for the retained parcel.

2.5.9 Non-Agricultural Uses

1. Non-*agricultural uses* in *prime agricultural areas* may only be permitted for:
 - a) extraction of minerals, petroleum resources and *mineral aggregate resources*, in accordance with the appropriate policies of this Plan, *Provincial Policy Statements* issued under the *Planning Act* and Provincial plans; or,
 - b) limited non-residential uses, through a site-specific official plan amendment, provided that all of the following are demonstrated:
 - i. the proposed use complies with the *minimum distance separation formulae*;
 - ii. there is an identified need within the planning horizon provided for in this Plan and in policy 1.1.2 in the PPS for additional land to be designated to accommodate the proposed use;
 - iii. alternative locations have been evaluated, and
 1. there are no reasonable alternative locations which avoid *prime agricultural areas*; and,
 2. there are no reasonable alternative locations in *prime agricultural areas* with lower priority *agricultural lands*;
 - iv. the proposed use requires minimal *site alteration*, as determined through pre-consultation with the Township;
 - v. the proposed use shall be *compatible* with the surrounding *agricultural uses* or in a location that is separated from the primary *agricultural operations* by physical features and demonstrated to cause minimal disruption to surrounding area;
 - vi. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *Settlement Areas*;
 - vii. the proposed use complies with all other applicable provisions of this Plan; and,
 - viii. applications for non-*agricultural uses* must be supported by adequate technical assessment to ensure that ~~sustainable~~appropriate services for the proposed use can be provided, consistent with the policies of this Plan.
2. Impacts from any new or expanding non-*agricultural uses* on surrounding *agricultural operations* and *existing* land uses are to be mitigated to the extent feasible. The Township shall utilize Site Plan Control to regulate the impact of non-*agricultural uses* in *prime agricultural areas*.

3. A site-specific Official Plan Amendment may be permitted as an exception to the Agricultural designation for the extraction of minerals, petroleum resources and *mineral aggregate resources*, subject to Section 2.14.
4. All commercial and industrial uses that are zoned for the permitted use as of the date of adoption of this Plan are also permitted.
5. *Development*, including lot creation, is discouraged outside of but adjacent or in close proximity to a *Settlement Area* boundary in order to enable the efficient expansion of the Township's *Settlement Areas* when required.

2.5.10 8th Line Special Policy Area

2.5.10.1 Introduction

1. This Section of the Official Plan contains land use policies that recognize the location and use as a Private Recreational Park. This special policy area is to recognize the Burl's Creek Event Park as an important event and cultural gathering place within the County and Greater Golden Horseshoe.

2.5.10.2 Location

1. The 8th Line Special Policy Area is located on lands legally described as Part of Lots 21 & 22, Concession 8, as in RO850934 and Part of Lot 22, Concession 8, being Part 1 on 51R-35062 (both referred to as the "Burl's Creek Event Grounds"); Part of Lot 22, Concession 9, as in RO1326331, Except PT 1, 51R31499; Part of Lot 22, Concession 8, as in RO1116954; Part of Lot 22, Concession 8, being Part 1 on 51R-3247; Part of Lot 23, Concession 9 being Part 1 on 51R-31789; PT LT 21, CON 8, ORO, designated as Parts 1, 2 & 3, 51R20880 and Part of Lot 21, Concession 8, as in RO504892, Except Part 4, 51R-2707 (collectively referred to as the "Burl's Creek Accessory Grounds").

2.5.10.3 Permitted Uses

1. The following uses are permitted:

| |
|---|
| Agricultural fair, market, festival or show |
| Antique, craft or hobby show |
| Automotive flea market or show |
| Boat or vehicle show |
| Music and camping festival |
| Music concert |

Cultural festival or event

Farmers market

Flea market

Parking in association with off site special events

Recreational Uses (e.g. soccer)

Recreational sport events

Accessory uses, buildings and structures, including concession booths, parking (day and overnight) and overnight camping in conjunction with, and accessory to, a permitted use

2.5.10.4 Development Policies

1. Permitted Uses shall not be open to the public for more than five (5) consecutive days, not including set up and tear down of event facilities and concessions and any permitted use which runs for more than two (2) consecutive days shall be followed by two (2) consecutive days where no permitted use shall take place.
2. All lands are subject to Site Plan Control with a Site Plan Agreement being required if permanent buildings or structures are proposed. The lands may also be subject to other municipal controls that address land use compatibility, including the Township Special Events By-law and Noise By-law, as applicable.
3. The site is within MTO 800m permit control area for major traffic generator (Public Transportation & Highway Improvement Act, Sec 38(2)(f)). Therefore, any Major Event with attendance exceeding 10,000 is subject to MTO Encroachment permit approvals (including submission of a Highway 11 Traffic Plan to mitigate impacts to Highway 11 traffic operations).

2.5.11 W.R. Best Memorial Public School

2.5.11.1 Introduction

1. This Section of the Official Plan contains land use policies that recognize the location and use of the existing W.R. Best Public Elementary School and any on-site future expansion to the school. The subject lands are designated Agricultural, and this special policy area will recognize this Non-Agricultural Use in an Agricultural Area.

2.5.11.2 Location

1. 2221 Old Barrie Road West., Shanty Bay Road.

2.5.11.3 Permitted Uses

1. The following uses are permitted:

Public Schools

2.6 Rural

2.6.1 Introduction

1. This Section of the Plan contains land use policies that apply to the rural areas of the Township, the boundaries of which correspond to the lands shown on Schedule A to this Plan.
2. The Rural designation generally includes all of the rural areas in the Township that are not considered to be a *prime agricultural area*, *Settlement Area*, *employment area* or part of the *natural heritage system*.

2.6.2 Objectives

1. It is the goal of this Plan for Rural areas to provide for a full range of *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses* as well as rural related uses which support the agricultural and rural community and which fit in to the rural *character* but are not appropriate in *Settlement Areas*. This is achieved by:
 - a) preserving and promoting the rural *character* of the Township;
 - b) preventing the intrusion of land uses that are incompatible with the rural *character* and/or natural resource activities of the area; and,
 - c) promoting diversification of the economic base within the Rural designation.

2.6.3 Permitted Uses

1. The following uses are permitted:

| |
|---|
| All uses permitted in the Agricultural designation |
| Management or use of resources |
| Resource-based recreational uses |
| <i>Small-scale</i> tourist commercial uses such as but not limited to special events/corporate meeting facilities |
| Limited residential <i>development</i> |
| <i>Home occupations</i> |
| <i>Home industry</i> |
| Artisan's studios and galleries |
| Cemeteries |
| Kennels |

Public service facilities [\(subject to policies of Section 4.6\)](#)

Public parks, trails, [walkways](#) and open spaces

Public and private *utilities*

Small-scale commercial, industrial and *institutional uses*

Single detached *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Garden suites (subject to the policies of Section 4.10)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Special needs housing (subject to the policies of Section 4.14)

Accessory uses

2.6.4 Development Policies

1. *Development* that is *compatible* with the rural landscape and can be sustained by rural service levels shall be promoted.
2. *Agricultural uses* and activities conducted in accordance with *normal farm practices* shall be supported, encouraged and protected. Activities which conflict with agriculture and associated uses shall not be permitted.
3. All commercial and industrial uses that are zoned for the permitted use as of the date of adoption of this Plan are also permitted.
4. Uses which are permitted on lots that existed prior to the adoption of this Plan are not subject to the Province's *Minimum Distance Separation Formulae* (MDS).
5. *Development* in rural areas should wherever possible be designed and sited on a property so as to minimize *adverse impacts* on agriculture and to minimize any *negative impact* on significant natural heritage features and areas and cultural features.

2.6.5 Agricultural Land Uses in the Rural Designation

1. The applicable *development* policies for the permitted *agricultural uses* found in the Agricultural designation apply, unless otherwise identified within this designation. Section 2.5.9 shall not apply to the Rural designation.

2.6.6 Small-Scale Commercial, Industrial and Institutional Uses

1. *Small-scale* commercial, industrial and *institutional uses* that support and are complimentary to the permitted uses in the Agricultural and Rural designated areas and cannot be located and are not appropriate in a *Settlement Area* may

be permitted in the Rural designation. Permitted *small-scale* commercial, industrial and *institutional* uses shall be subject to the following criteria:

- a) generate minimal traffic or be in the proximity of an arterial road or highway;
- b) have sewage and water service needs suitable for individual services;
- c) the proposed business would be *compatible* with, and not hinder, surrounding agricultural operations and other *existing* land uses;
- d) the size and *character* of the proposed use is appropriate in a rural area;
- e) not be located on *Prime Agricultural lands* except for land uses otherwise permitted in the Agricultural designation;
- f) for rural industrial uses, not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and
- g) for rural commercial uses, must primarily serve the travelling public and tourists to the area on the basis of convenience and access.

2. The Township shall require that applicants to consider, as part of their *development* application, matters such as site hydrogeology and stormwater management. This may be achieved through the submission of technical background studies in accordance with the policies of this Plan.
3. No new *small-scale* commercial use is permitted on lands fronting on a provincial highway as no new commercial highway access will be permitted.
4. *Small-scale commercial, industrial and institutional uses shall be subject to Site Plan Control in accordance with Section 5.7 of this Plan.*

2.6.7 Small-Scale Tourist Commercial Uses

1. *Small-scale* tourist commercial uses means those uses which are leisure or recreational in nature, are reliant upon a rural setting or location and do not include any new residential *development* beyond which is permitted in the Rural designation. Permitted tourist accommodations within the Rural designation shall be limited to *small scale* accommodations, such as rural lodges and rental cabins as well as tent and trailer parks with *existing* designation and which were zoned at the time of adoption of this Plan. *Small-scale tourist commercial uses shall be subject to Site Plan Control in accordance with Section 5.7 of this Plan.*

2.6.8 Kennels

1. Commercial dog kennels may be permitted in the Rural designation subject to an amendment to the implementing Zoning By-law. Before considering such an amendment, the Township shall be satisfied that:
 - a) the size of the proposed dog kennel is appropriate for the area;
 - b) the building housing the dog kennel and the associated dog runs is located at an appropriate distance from the lot lines;
 - c) the noise emanating from the kennel will not have an *adverse impact* on the enjoyment of adjacent properties; and,
 - d) a concentration of dog kennels is not already present in the general vicinity of the proposed kennel.
2. A new dog kennel may also be subject to Site Plan Control to address issues, such as buffering, the location and size of buildings and landscaping, to minimize the impact of the use on adjacent land uses.

2.6.9 Lot Creation

1. Within rural areas of the Township, it is a primary goal of this Plan to preserve agriculturally productive lands and promote the expansion of the agricultural industry by preventing the fragmentation of economically viable farm units and the encroachment of incompatible land uses. Furthermore, it is the intent of this Plan to limit the amount and type of non-farm *development* so as to preserve the *agricultural* community and rural landscape in general.
2. In accordance with the intent of this Plan to maintain the rural *character* of the Township, the majority of the new residential *development* is directed to *Settlement Areas* and *existing* lots of record. However, a limited number of new lots for residential purposes may be created in the Rural designation provided the following are satisfied:
 - a) No more than one lot shall be created from an *existing* lot as of the date of adoption of this Plan;
 - b) Lots should be restricted in size in order to conserve other lands in larger blocks for *agricultural uses* or environmental purposes. Consent lots should be developed to an approximate maximum size of 1.0 hectare, except where larger sizes may be suitable because of environmental constraints or design considerations;

- c) The proposed lot will conform to the Minimum Distance Separation Formula and will not affect the ability of neighbouring farmers to expand their operations in the future;
 - d) The proposed lot will conform with the General Consent Policies of this Plan, and the General Development Policies of the County Plan;
 - e) The lot creation does not constitute *strip development*; and,
 - f) Residential infilling shall be permitted between two residences, *existing* on the date of adoption of this updated Official Plan, where the distance between the *dwellings*, located on the same side of the road, is 100 metres (328 feet) or less provided it does not constitute *strip development*.
- f)g)Both the severed and retained parcel shall be provided with appropriate water and sanitary services to the satisfaction of the Township."

- 3. *Development* in rural areas should wherever possible be designed and sited on a property so as to minimize *adverse impacts* on agriculture and to minimize any *negative impact* on significant natural heritage features and areas and cultural features.
- 4. New multiple lots and units for residential *development* shall be directed to *Settlement Areas*, and may be allowed ~~in~~ rural ~~lands areas~~ in site-specific locations with approved zoning or designation that permits this type of *development* in the Plan, as of June 16, 2006. The Township Zoning By-law may continue to recognize this type of *development* permitted under this policy and provide appropriate provisions for *development*.
- 5. If an *existing* residence is surplus to a farming operation as a result of a *farm consolidation*, the lot may be severed in accordance with the policies of the Agricultural Designation.
- 6. The creation of new lots for agricultural purposes may be permitted in accordance with the policies of the Agricultural Designation.

2.6.10 Other Types of Consents

- 1. Consents may also be granted for *legal or technical reasons*, such as for:
 - i. Easements;
 - ii. Correction of deeds;
 - iii. Quit claims;
 - iv. Minor boundary adjustments;
 - v. Boundary adjustments for the consolidation of farm lands to enhance their capacity to contribute to the economy; and,
 - vi. All of the above which do not result in the creation of a new lot.

2.6.11 Rural Lands Adjacent to a Settlement Area or Rural Settlement

1. The placing of certain lands within the Rural designation near a *Settlement Area* or *Rural Settlement* is not in any way meant to imply that these lands will be given any priority for *Settlement Area* boundary expansion in the future.
2. Where lands are designated Rural within one kilometre of a defined boundary of the City of Barrie or the City of Orillia, the policies of Section 2.5 (Agricultural) shall apply.
3. *Existing mobile home park developments* are located within the Rural designation and shall be subject to the appropriate controls and regulations established by the Township in the implementing Zoning By-law.

2.7 Employment Area

2.7.1 Introduction

1. This Section of the Official Plan contains land use policies that apply to the *Employment Areas* of the Township, the boundaries of which correspond to the lands shown on Schedule A to this Plan and Appendices 8-9.
2. The *Employment Area* policies of this Plan shall contribute to a long-term vision and planning policy framework which will enhance the Township's competitive position for employment lands.
3. The Township has several *employment areas* including the *Lake Simcoe Regional Airport Economic Employment District* shown on Schedule G to this Plan. These *employment areas* form a vital component of the Township's land-use structure and are an integral part of the local economic *development* potential of the region.
4. The Oro Centre *Employment Area* is intended to develop as a regional concentration of high profile major employment uses that require exposure along major roads. The policies of this Section of the Plan refer to Schedule B3, which identifies the land use designations.

2.7.2 Objectives

1. It is the goal of this Official Plan for *employment areas* to accommodate a range of industrial and service type businesses as well as accessory and ancillary commercial uses. The objectives of this Plan with respect to the *Employment Areas* are to:
 - a) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents and positive economic impact to the municipality;
 - b) Provide for and maintain an adequate supply of developable land at appropriate locations;
 - c) Ensure that the design of new industrial *development* is sensitive to the rural *character* of the Township;
 - d) Ensure that new industrial *development* occurs in an orderly manner and is appropriately serviced (sewage, water, utilities, internet);
 - e) Encourage the growth and *development* of the Lake Simcoe Regional Airport Economic Employment District; and,

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PLEASE NOTE:
Non-Decision Lands are identified on Schedule A and Appendices 8 & 9 of this Plan. The County's non-decision relates to the land use designation as it applies to these Non-Decision Lands within the Oro Centre Employment Area and the Highway 11 Employment Area. These areas of non-decision indicate interim mapping, where the designation of the 1997 Township Official Plan shall remain applicable, however, the policies of this Plan shall apply. Following the process and approval of a County initiated Official Plan amendment that will clarify these employment areas on Schedule 5.1 Land Use Designation to the County Official Plan, County Planning Staff will bring forward a recommendation to approve appropriate land use designations for these Non-Decisions Lands on the Township's Official Plan Schedule A and Appendices 8 & 9 that are in conformity with the County Official Plan.

- f) Protect and enhance the *existing Employment Areas* of the Township.

2.7.3 Permitted Uses

1. The following uses are permitted:

Industrial operations in enclosed buildings including manufacturing, processing, fabrication, assembling, repairing, warehousing and distribution, and can also include indoor farming

Warehousing and distribution centres

Business and professional offices accessory to the other permitted uses

Trade or occupation establishment

Contractor and construction premises

Limited retail sale of products manufactured, processed or assembled on the premises

Transportation terminals

Motor vehicle repair shops

Research and *development* facilities, including data processing businesses

Breweries, wineries, and distilleries and associated accessory retail uses

Public service facilities, including small scale *institutional uses* but excluding major *institutional uses*

Public parks, trails, walkways and open spaces

Public uses and public and private *utilities*

Accessory uses

Limited *ancillary uses* including commercial uses that are *small-scale* and are supportive of the *Employment Area* including accessory retail to a permitted use

2. Notwithstanding the list of permitted uses, nothing in this Plan requires that every permitted use shall be permitted on every site. The implementing Zoning By-law shall establish the appropriate range of permitted uses on a site-specific or area wide basis. Further, the full range of permitted uses may not be permitted in instances where the location is subject to area specific policies contained in this Plan.
3. Residential uses, major office uses, *major retail* uses and major *institutional uses* are specifically prohibited in the *Employment Area* designation.

2.7.4 Development Policies

1. Appropriate buffers and setbacks shall be established in the implementing Zoning By-law to ensure that no *negative impacts* occur on adjacent non-employment properties. The minimum size and composition of vegetated buffers and provisions for fencing or other screening shall be outlined in the implementing Zoning By-law.
2. *Development* adjacent to Highway 11 shall be subject to a high standard of building design and landscaping, including utilization of plantings, buffers and screens, so as to mitigate visual impacts to the travelling public and to heighten the aesthetic appeal that compliments the *character* of the community.
3. Expansion of an *Employment Area* designation or the designation of new sites may be considered through an amendment to this Plan and the Zoning By-law, only after it has been demonstrated that the proposal is in conformity with the County Official Plan, and provincial policies and plans. Proposals that are in conformity with the above shall be accompanied by studies and documents, as deemed necessary by the Township and the County, in support of the proposed amendments that, at a minimum:
 - a) provide an analysis of the appropriateness of the location;
 - b) provide an analysis of the impact of the proposed use on the *agricultural* land base and farming activities;
 - c) expansion into the Agricultural or Greenlands designations is not permitted;
 - d) provide an analysis of compatibility with the surrounding uses;
 - e) for new uses, provide a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for industrial *development*;
 - f) provide an analysis demonstrating the ability to provide an adequate and appropriate water supply and sewage disposal system; and,
 - g) any expansion would be subject to Site Plan Control.
4. Building design, location and treatment shall be *compatible* with surrounding uses. Buildings located adjacent to Provincial Highways and County Roads are expected to present a best face forward design approach, including landscaping, to heighten the aesthetic appeal of the location and the surrounding area.

5. Adequate parking, loading and garbage collection/storage facilities shall be provided on site. To promote a high quality appearance, these facilities, except for a limited amount of visitor parking, shall not be located between the building(s) and a Provincial Highway or County Road. Shared access and parking for adjacent *developments* is encouraged, together with shared internal roadways, to reduce the need to use local streets. Notwithstanding the above, surface parking shall be minimized where possible.
6. The creation of a new lot in the *Employment Area* designation is permitted subject to Section 4.8 of this Plan and the provisions of the Zoning By-law.
7. *Small-scale* ancillary commercial uses, including accessory retail, to a permitted use may be permitted provided the *ancillary uses* generally do not exceed 120 square metres in area for each use and may be subject to further restrictions in the implementing Zoning By-law.

2.7.5 Employment Land Conversion

1. This Plan specifically protects the *Employment Area* designation for future economic growth and *development*, recognizing their limited supply and the important contribution that these lands make to the Township's economy.
2. Conversion of lands from *Employment Area* to a non-employment use shall be considered through a *County Municipal Comprehensive Review* and would require an amendment to this Plan.

2.8 Lake Simcoe Regional Airport Economic Employment District

1. The *Lake Simcoe Regional Airport Economic Employment District (LSRAEED)* has been identified by the Province, through the Growth Plan, in the *employment area* along Line 7 North, north of Highway 11 and identified on Schedule G to this Plan, as approved by the Minister of Infrastructure on September 24, 2012 or as amended.
2. The ~~*Lake Simcoe Regional Airport Economic Employment District (LSRAEED)*~~ is to be planned and protected for the long-term for locally significant employment uses to maximize its economic benefit and long-term viability.
3. All *existing* and future airport uses are under Federal jurisdiction and shall comply with the *Federal Aeronautic Act* and Regulations.

2.8.1 Permitted Uses

1. The following uses are permitted on lands designated *LSRAEED*:

Airport facilities and *accessory uses*

Airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and warehousing

Airport-related training facilities, research establishments, wholesaling establishments and office uses

2.8.2 Development Policies

1. The Township shall:
 - a) support the long-term operation and economic role of the Airport;
 - b) protect the Airport from *development* that would preclude or hinder its expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental concerns;
 - c) ensure that the Airport and sensitive land uses are designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants;
 - d) provide for the inclusion of warning clauses advising property owners in the vicinity of the Airport of potential outdoor lighting and height restrictions, and of the potential for occasional noise-related impacts; and,
 - e) prohibit any land uses that may cause a potential aviation safety hazard.
2. Within the *LSRAEED*, *development* may only occur in accordance with the framework issued by the Minister of Infrastructure dated September 24, 2012, or as amended.
3. Lands within the *LSRAEED* may only be considered for a conversion to non-employment uses through a County-wide *MCR*. The Township may submit requests to the County to consider a conversion in accordance with the policies of this Plan.
4. *Major retail* and residential uses are not permitted on lands designated *LSRAEED*.
5. Any modifications to the boundary of the *LSRAEED*, issued by the Province, shall be included in Schedule G and will not require an amendment to this Plan.

6. The Province may review and update the *LSRAEED* in response to a local municipal and/or County request.
7. The Township shall support the designation and preservation of lands within the vicinity of the existing *LSRAEED*, as *employment areas*, including the construction of facilities for *infrastructure* and utilities used by a public body.
8. The *LSRAEED* will be planned, managed and promoted as an integral element in moving people and goods.
9. Expansion to air facilities shall be considered with regard to land use policies of this Plan using a coordinated approach with the Township, County and the Federal Government. Any expansion shall ensure that projected aircraft noise is *compatible* with *existing* and planned land uses in the vicinity of the airport.
10. The Township will cooperate with the Federal Government, or its assigns, to ensure that new construction is *compatible* with the requirements of the Airport for:
 - a) height limitations;
 - b) protection of navigational aids, surveillance equipment and communications;
 - c) visibility; and,
 - d) protection from wildlife hazards.
11. Because of the economic importance of the Airport to the Township, County and Province, *development* should be *compatible* with Airport operations and allow the Airport to function efficiently to achieve its economic potential having regard for:
 - a) *existing* and future industry;
 - b) business and employment opportunities; and,
 - c) the interests of existing and future residents.
12. Refer to Section 4.4.8 Air Transportation for additional information regarding the Airport.

2.9 Oro Centre Employment Area

1. The Oro Centre *Employment Area* is intended to be a focal point of employment generating *development* and *redevelopment* at this unique location in the Township as shown on Schedule B3 to this Plan.
2. The purpose of this Plan is to establish a detailed *development* concept for *infrastructure* and land use in the Oro Centre *Employment Area*. More specifically, it is the intent of this Plan to:
 - a) Establish the most appropriate mix of land uses that recognizes this unique location in the Township;
 - b) Ensure that the transportation networks and facilities and capacities required are *existing* or planned and will be available to service the proposed development in keeping with the transportation policies of this Plan;
 - c) Ensure that adequate and economical service *infrastructure* networks are possible to serve the anticipated *development* and that they can be phased in a way that is *affordable*; and,
 - d) Ensure that appropriate policies (including phasing policies) are in place to clearly and effectively guide the future *development* within the Oro Centre *Employment Area*.
3. The Oro Centre *Employment Area* includes the following area-specific designations:
 - Oro Centre Commercial;
 - Oro Centre Office/Industrial; and,
 - Environmental Protection.
4. The purpose of this approach is to recognize the detailed planning work previously undertaken for this area. The sub-designations ensure that unique policy provisions are established in a consistent manner throughout the area. Notwithstanding the specific policies that apply to each of these sub-designation, all other policies and provisions of this Plan shall also apply to *development* within the Oro Centre *Employment Area*.

2.9.1 Policies That Apply to All Designations

1. Lot sizes, building heights and density limits shall be established on a site specific basis and implemented in the zoning by-law, after consideration by the Township of:
 - a) the long-term and interim servicing requirements of the proposed use or uses;

- b) the parking requirements of the proposed use or uses; and,
 - c) *development* compatibility with any *existing* or proposed adjacent use or uses in terms of height, density and built form.
2. Built form policies shall be implemented through the implementing zoning by-laws and through site plan control. Built form policies include:
- a) All buildings shall be designed to front on adjacent streets, including Highway 11. In instances where through lots are provided, buildings shall be designed so that all elevations facing a street present a 'front' elevation;
 - b) Loading areas are not appropriate in any yard facing a street or Highway 11, unless they can be adequately screened from view, to the satisfaction of the Township; and,
 - c) Parking lots shall be carefully sited to avoid unattractive parking lot views from Highway 11 and the 7th Line.
3. The Oro Centre *Employment Area* shall be developed over a number of years. The review of all applications for *development* within the Oro Centre *Employment Area* shall ensure the most efficient and economical use of *existing* and proposed *infrastructure*. As such, all new *development* shall contribute to, or can be appropriately integrated within the logical sequence of construction of all required sewer, water, stormwater and transportation facilities.
4. Sewer and water *infrastructure* and stormwater management facilities are permitted in any land use designation except the 'Environmental Protection' designation.

2.9.2 Sewer and Water Services

1. While it is the intent of this Plan that most of the new *development* in the Oro Centre *Employment Area* will be provided with communal water and sewage treatment facilities, it is recognized that to start the initial phases of *development*, smaller stand-alone systems may be appropriate and feasible.
2. In the absence of communal servicing, stand-alone systems may be considered to service uses in the Oro Centre Commercial and Oro Centre Office/Industrial designations provided that the Township is satisfied that:
- a) the use conforms to the designation provided in this Section;
 - b) the proposed servicing system is economical to operate and has no *adverse impact* on the environment; and,

- c) the proposed servicing system will either be abandoned or form part of a larger communal system servicing Oro Centre as *development* occurs.
3. Communal water and wastewater systems shall only be considered by the Township where full municipal services are not available. Consideration of any private communal water and wastewater systems shall be accompanied by confirmation that all outside regulatory requirements are met and the services shall be *sustainable* and privately administered.
 4. Where a *development* is proposed on a communal water and wastewater system, the applicant shall provide a report on the servicing options to the satisfaction of the Township and MECP or its delegate. Any proposal to develop lands utilizing communal water and wastewater services shall require an amendment to this Plan and approval by the Ministry.
 5. Under no circumstances shall the Township approve *development* on the basis of a servicing strategy that precludes the establishment of a comprehensive communal servicing system in Oro Centre in the future.
 6. The *development* of any new use in the Oro Centre Commercial and Oro Centre Office/Industrial designations shall be contingent on the preparation and the approval of a servicing strategy for the quadrant in which the proposed use is located. ~~It is recognized that, as a result of the plans of the Province of Ontario to widen and upgrade the Highway 11, three of the four quadrants are capable of being developed.~~
 7. The strategy shall have to consider the maximum amount of sewage that could be generated in the quadrant and will have to recognize that the maximum amount of effluent that can be generated in the Oro Centre *Employment Area* is approximately 380m³ of sewage per day, given current knowledge. The boundaries between the Oro Centre Commercial and Oro Centre Office/Industrial designations is considered to be flexible for the purposes of the strategy.
 8. Any servicing strategy shall take into account the previously approved strategies and aim for a master servicing arrangement for Oro Centre. In addition, the servicing strategy shall consider the impacts of *development*, from a servicing perspective, on the other areas set aside for *development*. The servicing strategy shall also consider the functional servicing relationships between quadrants to determine how services/facilities that may be connected later on can be designed to be as adaptable as possible.
 9. If a private sewage system is deemed to be desirable and feasible for the first use in a quadrant, the sewage treatment system must either be the first stage of a communal system that facilitates future expansion or a self-sufficient private system that will be abandoned when a communal system is established in the future. If the system is intended to be abandoned in the future once a communal

system is established elsewhere, the Township shall require the proponent to contribute financially to the establishment of a larger system through agreement.

10. In order to ensure that a number of 'interim' servicing schemes are not established, it shall be a policy of this Plan that when the second *development* proceeds, a communal facility must be established which is designed to accommodate all *development* in the quadrant. The first *development* must be incorporated into the communal facility at this time. It is recognized that the conversion of a stand-alone system into a system servicing more than one use may be subject to the requirements of the Environmental Assessment Act. In this case the proponent would be responsible to implement the necessary process under the Class EA.
11. The servicing strategy shall also recognize that a reasonable amount of servicing capacity should be assigned to each quadrant, with the amount of capacity being generally related to the land area in the quadrant, which is net of roads, other *infrastructure* and environmental protection areas. This will ensure that all of the servicing capacity is not taken up in one quadrant.
12. The *development* of any new use in the Oro Centre *Employment Area* shall be supported by a water resource management report. The purpose of such a report is to investigate the impacts of any proposed water taking on water quality and quantity and provide recommendations on:
 - a) how to maintain or enhance the natural hydrological characteristics of the water resource;
 - b) how to minimize or eliminate the effect of the proposed use on the groundwater recharge function;
 - c) how to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells;
 - d) how to maintain or enhance sensitive groundwater recharge/discharge areas, aquifers and headwater areas;
 - e) whether it is required to monitor water budgets for groundwater aquifers and surface water features; and,
 - f) how to ensure that the quality of the watercourses affected by the *development* are maintained.

2.9.3 The Transportation Network

1. It is the intent of the Township to ensure that the road system operates safely, efficiently and reliably.

2. The road system shall be developed in a cost-effective manner. *Infrastructure* shall be *affordable* and funded through municipal taxes, *development* charges and/or other appropriate means.
3. Schedule 'B3' identifies the *existing* and ultimate road network. The right-of-way widths for the various roads within Oro Centre are generally as follows:
 - a) Highway 11 – To be determined by the Ministry of Transportation;
 - b) County Road 127 – 30.5 metres or as otherwise determined by the County;
 - c) 7th Line South – 26 to 30 metres; and,
 - d) Service Roads – 20 to 26 metres.
4. The exact location and configuration of the proposed service roads shall be determined during the *development* approval process.
5. All new road allowances shall be dedicated to the Township during the *development* approval process.
6. ~~The timing of the improvements to Highway 11 contemplated by MTO were unknown at the time this Plan was approved. The Province shall be responsible for the upgrading of Highway 11. The Province and the Township shall share in the cost of the upgrade to the 7th Line interchange based on benefiting needs. Any upgrades that may be required will be as a result of local *development* plans within Oro Centre and the LSRAEED. At the time this Plan was approved, a cost sharing agreement between the Province and the Township had not been established. Such an agreement, which specifies the responsibilities of the Province and the Township and stipulating the trigger for required improvement shall be required before any *development* proceeds in Oro Centre and before any of the lands are zoned to permit *development*. With respect to access to *abutting* properties, there will be a need for agreements between the Province, the Township and developers respecting individual access by a service road to *abutting* properties.~~

Further discussions shall be arranged between MTO, Simcoe County, and Oro-Medonte to review a potential Highway 11 / Line 7 interchange study. Any upgrades that may be required will be as a result of local *development* plans within Oro Centre and the Lake Simcoe Regional Airport Economic and Employment Districts; MTO has not identified a provincial need to upgrade Highway 11, including at Line 7 interchange. At the time this Plan was approved, a Line 7 interchange agreement had not been established. Such an agreement, which will specify financial responsibilities and triggers for required improvements, shall be required before any *development* proceeds in Oro Centre

and before any of the lands are zoned to permit *development*. With respect to access to abutting properties, there will be a need for agreements between the Province, the Township and developers respecting individual access by a service road to abutting properties.

7. All new uses shall be directly accessed by service roads. Interim entrances to the 7th Line may be permitted in advance of service road construction, subject to the approval of MTO.

2.9.4 Requirements for Development Applications

1. In evaluating *development* applications throughout Oro Centre, the Township shall consider:
 - a) the adequacy of proposed parking areas and access points and the impact of the proposed use on the operation of Highway 11;
 - b) the traffic impacts on adjacent *existing* and/or approved land uses;
 - c) the availability of a water supply and appropriate interim or communal sewer services;
 - d) the suitability of the proposed stormwater management facilities; and,
 - e) the degree of compatibility with adjacent *existing* and/or approved land uses in proximity to the proposed use.
2. Prior to the approval of any *development* application, the Township may require the preparation of any or all of the following studies:
 - a) traffic impact study;
 - b) a stormwater management plan;
 - c) a master servicing study;
 - d) a master *development* and phasing plan;
 - e) a landscape master plan;
 - f) an archaeological survey of the lands; and/or,
 - g) a comprehensive site plan dealing with some or all of the following matters:
 - i. the height and massing of buildings;

- ii. the distribution of uses and densities;
 - iii. the vehicular circulation network; and,
 - iv. signage, landscaping, streetscape amenity elements and lighting.
3. New lots for commercial or industrial uses may be created by consent if the lot(s):
 - a) can be serviced by Township or County Roads or by *existing* commercial entrances from Highway 11, or if the proponent constructs a service road, provided that the approval of the consent will not lead to a major increase in the amount of traffic utilizing the *existing* commercial entrances on Highway 11, subject to the satisfaction of the Township and the appropriate agencies; and,
 - b) can be serviced with an appropriate water supply and an appropriate means of sewage disposal.

2.9.6 Oro Centre Commercial

1. It is the intent of this Plan that a broad range of commercial retail and business office uses be permitted within the Oro Centre Commercial designation, taking advantage of the high visibility and accessibility offered by Highway 11 and the 7th Line.
2. *Development* within the Oro Centre Commercial designation shall be visually attractive from Highway 11 and will set the tone for the high quality image of the Oro Centre *Employment Area*.

2.9.6.1 Permitted Uses

1. The following uses are permitted on lands designated Oro Centre Commercial:

| |
|--|
| Business offices and accessory retail uses |
| Building supply outlets |
| Commercial and trade schools |
| Retail stores |
| <i>Eating establishments</i> |
| Service stations |
| Motor vehicle sales establishments |
| Personal service uses |

Financial service establishments

Fruit and vegetable markets

Garden centres

Motels and accessory retail uses

Hotels and accessory retail uses

Conference centres

Recreational establishments

Bus terminals and bus transfer stations

Animal hospitals

Medical clinics

2. Retail, restaurants and nightclubs are permitted as an *accessory use* to a hotel, motel, conference centre or recreational establishment.
3. Outdoor storage areas shall be substantially screened from view from passing traffic on Highway 11.

2.9.7 Oro Centre Office/Industrial

1. It is the intent of this Plan to establish a substantial inventory of land that can be used for a wide variety of office and industrial land uses that will generate employment opportunities within the Township.
2. *Development* within the Oro Centre Office/Industrial designation that is adjacent to Highway 11 or the 7th Line shall be visually attractive and will contribute to the high quality image of Oro Centre.

2.9.7.1 Permitted Uses

1. The following uses are permitted on lands designated Oro Centre Office/Industrial:

Industrial operations in enclosed buildings including manufacturing, processing, fabrication, assembling, repairing, warehousing and distribution, and can also include indoor vertical farming

Warehousing uses

Breweries, wineries, and distilleries and associated accessory retail uses

Research and *development* facilities, including data processing businesses

Business and professional offices

Trade school

Institutional uses such as places of worship

Outdoor storage uses

Trucking terminals

Contractor's yard

Limited retail sale of products manufactured, processed or assembled on the premises

Public service facilities, including small scale *institutional uses* but excluding major *institutional uses*

Public parks, trails, walkways and open spaces

Public uses and public and private *utilities*

Accessory uses

2. Accessory retail uses shall also be permitted, provided the retail component of the use does not exceed 25% of the gross floor area.
3. All outdoor storage areas shall be adequately screened from adjacent roadways.

2.9.8 Environmental Protection

1. It is the intent that all lands designated Environmental Protection shall be subject to the permitted uses and policies of Section 2.13 of this Plan.

2.10 Highway Commercial

2.10.1 Introduction

1. This Section of the Plan contains land use policies that apply to lands used for commercial purposes which are located in the vicinity of Highway 11 or Highway 12, the boundaries of which correspond to the lands shown on Schedule A to this Plan.
2. The Highway Commercial policies of this Plan recognizes *existing* commercial uses as well as new commercial uses, which cannot be located in and are not appropriate in a *Settlement Area* due to their size and locational attributes or their function in primarily serving the travelling public and tourists to the area on the basis of convenience and access.

2.10.2 Objectives

1. It is the goal of this Plan for commercial areas to serve the commercial/retail needs of the Township. The objectives of this Plan with respect to the Highway Commercial areas are to:
 - a) Encourage commercial *development* that will provide a full range of goods and services, at appropriate locations, to meet the needs of the Township's residents, employees, businesses and visitors;
 - b) Ensure that all new *development* is *compatible* with adjacent *development*;
 - c) Ensure that the design of new commercial *development* is sensitive to the rural *character* of the Township;
 - d) Promote the efficient use of *existing* and planned *infrastructure* by encouraging appropriate forms of commercial *development*;
 - e) Encourage *development* and *redevelopment* through the consolidation of *existing* lots and the reduction in the number of driveway entrances along Provincial and County roads.

2.10.3 Permitted Uses

1. The following uses are permitted:

Land uses lawfully *existing* on the date of the approval of this Plan

Service and retail uses

Eating establishments

Motor vehicle sales facilities, service centres and repair shops

Commercial, business, medical and professional offices
Commercial schools
Building supply outlets
Hotels and motels, including *ancillary uses*
Funeral home
Supermarkets and food stores
Fruit and vegetable markets
Garden centres
Banks and other financial institutions and services
Recreational establishments
Arts and cultural facilities
Personal service uses
Animal hospital
Medical clinic and *ancillary uses* such as offices and pharmacies

2.10.4 Development Policies

1. Highway Commercial uses may be permitted by amendment to the implementing Zoning By-law, and in accordance with the following policies in addition to all other applicable policies of the Plan:
 - a) Wherever possible, highway commercial uses shall be consolidated into groups rather than allowed to spread out in a scattered manner along Township roads;
 - b) Highway Commercial uses shall generally be located on Provincial Highways and County Roads where an entrance permit can be obtained, on arterial or collector roads or, ideally, be visible and easily accessible from such roads via a service road where feasible;
 - c) Highway Commercial uses shall comply with the *Minimum Distance Separation Formulae* I or II, and the general *development* policies of this Plan;
 - d) Highway Commercial uses shall be suitably buffered from incompatible land uses; and,

- e) Commercial uses shall not require the use of large amounts of water for their operation and shall not contain uses or produce effluents that are noxious or polluting and shall be a low fire risk.
2. Wherever possible, commercial *development* shall promote “locally grown” products, support the local agriculture industry and the *agri-food network*, and implement the policies of the County Food & Agriculture Charter.
 3. Any new commercial use or the expansion of *existing* commercial uses may be subject to Site Plan Control. The Township may apply a Holding provision to lands designated Commercial in the implementing Zoning By-law, with the Holding provision being lifted once a Site Plan Agreement has been entered into.
 4. Expansion of a Highway Commercial designation or the designation of new sites may be considered through an amendment to this Plan and the Zoning By-law, only after it has been demonstrated that the proposal is in conformity with the County Official Plan, and provincial policies and plans. Proposals that are in conformity with the above shall be accompanied by the following studies and documents, as deemed necessary by the Township, in support of the proposed amendments:
 - a) an analysis of the appropriateness of the location;
 - b) an analysis of the impact of the proposed use on the agricultural land base and farming activities;
 - c) an EIS;
 - d) an analysis of compatibility with the surrounding uses;
 - e) in association with new sites, a rationale as to why the proposed use cannot be accommodated on other vacant lands already designated and/or zoned for commercial *development*; and,
 - f) an analysis demonstrating the ability to provide an adequate water supply and sewage disposal system.
 5. Any future commercial *developments* located along a Provincial Highway or a County road shall be subject to MTO or County requirements.

2.10.5 Lot Creation

1. New lots for commercial use may be created by consent if the lot(s) can be serviced with an appropriate water supply and an appropriate means of sewage disposal and will not lead to any major increase in the amount of traffic.
2. New lots for commercial use shall not be created for lots fronting a provincial highway unless access can be provided from a municipal road, and in accordance with MTO access spacing criteria, if applicable.

2.11 Shoreline

2.11.1 Introduction

1. This Section of the Plan contains land use policies that apply to lands which have already been developed for permanent and seasonal residential uses in close proximity to Lake Simcoe or Bass Lake. Generally, any property with water frontage on Lake Simcoe or Bass Lake will be considered to be part of the Shoreline designation, the boundaries of which correspond to the lands shown on Schedule A to this Plan.
2. The extensive shorelines within the Township have historically attracted significant seasonal residential and related tourism *development*. More recently, shoreline areas have attracted a greater amount of permanent residential *development* and/or the conversion of seasonal residences into year-round housing.
3. Ecologically, shorelines perform and contain a variety of natural functions and features and are important components of the *natural heritage system*. The ecological sensitivity and importance of shorelines together with the implications of extensive permanent residential *development* on the *ecological functions* of shorelines and the growth management strategies of municipalities needs to be further assessed by the County.
4. The Shoreline designation consists of areas which are either partially serviced with municipal water and private sewage disposal or on full private services. It is not the intent of the Township to extend full municipal services during the timeframe of this Plan.

2.11.2 Objectives

1. It is the goal of this Plan that the low-rise *character* of the lands designated Shoreline contributes to the quality of life enjoyed by the residents. The objectives of this Plan with respect to the Shoreline areas are to:
 - a) ensure that the *existing character* of this predominately residential area shall be maintained;
 - b) ensure that new *development* on the undeveloped lands in the Shoreline designation is properly serviced with the appropriate water and sewage services;
 - c) ensure that all *existing* sewage systems are upgraded wherever possible;
 - d) the natural features of the shoreline area and the immediate shoreline shall be conserved and, where possible, enhanced; and,

- e) ensure that the impacts of new *development* on the natural heritage features and areas, vegetation and groundwater resources in the area are minimized.

2.11.3 Permitted Uses

1. The following uses are permitted:

Land uses lawfully *existing* on the date of the approval of this Plan

Single detached *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Garden suite (subject to the policies of Section 4.10)

Home occupations (subject to the policies of Section 4.11)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Public Parks, trails, walkways and open spaces

Existing marinas

Public service facilities (subject to Section 4.6)

Public uses and public and private *utilities*

Accessory uses

2.11.4 Development Policies

1. The establishment of new Shoreline designations or expansion of the Shoreline designation shall be prohibited.
2. The protection of the shorelines of Lake Simcoe and Bass Lake are fundamental to ensuring that water resource systems, *natural heritage systems*, and their *ecological functions* are maintained, or, where possible, enhanced.
3. Retention of natural vegetation, where required as part of an LSRCA planting plan, shall be considered when reviewing any *development* application.
4. The LSPP shall be consulted when *development* is proposed within the Lake Simcoe watershed.
5. *Development* and/or *redevelopment* shall be subject to the policies of this Plan including the shoreline water resources policies of Section 3.2.1.
6. The retention of tree cover on the shoreline is important to the maintenance of the integrity of the shoreline. The implementing Zoning By-law and/or Community Planning Permit System shall include a setback from the high water mark for all new *development*, including additions, renovations and new construction, but

excepting boathouses with or without attached decks, and stand-alone decks, along the Lake Simcoe and Bass Lake shorelines. In addition, the implementing Zoning By-law and/or Community Planning Permit System shall contain provisions that restrict the size and location of boathouses and shoreline decks on a lot.

7. *Development* and/or *redevelopment* in the Shoreline designation shall be subject to the implementing Community Planning Permit System By-law. The Community Planning Permit System combines zoning, minor variance, and site plan control into one process, to streamline *development* approvals and to ensure protection of shorelines in accordance with community values. The Community Planning Permit System is subject to the policies of Section 5.8.
8. Where a Community Planning Permit System is in place, an application for a Plan of Subdivision may be granted a provisional Planning Permit subject to meeting certain conditions before *development* can occur, and an agreement registered on title may be required.
9. Land Division is subject to the policies of this Plan including the general Consent and Subdivision and Condominium policies of Section 4.8.

2.11.5 Additional Residential Units

1. Secondary or accessory *dwelling units* may be established within the Shoreline designation in accordance with Section 4.9 of this Plan and with the provisions of the Zoning By-law. *Additional Residential Units* may only be established where the lot is of an appropriate size to accommodate the unit and the associated *individual on-site sewage services* and *individual on-site water services*.

2.11.6 New Residential Lots by Consent, Lot Additions and Other Means

1. Lot creation in the Shoreline designation is permitted, provided a Plan of Subdivision is not required in accordance with Section 4.8.
2. Lot creation shall conform to the general subdivision and consent policies of this Plan and shall be subject to the following criteria:
 - a) the lots will have a minimum lot size of 0.2 hectares, except where larger sizes may be suitable because of environmental constraints or design considerations;
 - b) the majority of the *existing* tree cover on the proposed lots is retained and protected as part of the approvals process (using Site Plan Control or Community Planning Permit Process);

- c) the *development* is *compatible*, in terms of scale, density and *character*, with *existing development*; and,
 - d) the proposed lots, if located on the shoreline, have a water frontage of no less than 30 metres.
3. Additions to *existing* lots that have the effect of increasing the size of undersized *existing* lots of record shall be encouraged. Lots that are made larger in this manner shall be deemed to comply with the lot frontage and lot area requirements of the implementing Zoning By-law and shall not be subject to a minor variance. This policy also applies to new lots that are created as a result of the merging of two or more lots in an *existing* Plan of Subdivision.

2.11.7 Development on Private Roads

- 1. The creation of a new lot on a private road is not permitted.
- 2. New private roads or extensions to *existing* private roads shall not be permitted.
- 3. *Development* on private roads is not permitted, except in accordance with the transportation policies of Section 4.4 of this Plan.
- 4. Lots that do not have frontage and direct access to a public road, which is maintained year round, shall be placed in an appropriate zone in the Zoning By-law, which identifies the limited service aspects of these areas.
- 5. The owner of a lot on a private road may be required to enter into an agreement with the Township regarding the servicing of such lots before new *development* or expansion to the *existing* use is permitted. This agreement may take the form of a Site Plan Control Agreement. Generally, the following forms of *development* shall be subject to Site Plan Control or a Community Planning Permit System process:
 - a) new *development* on vacant lots;
 - b) replacement of *dwelling*;
 - c) *additional residential unit*;
 - d) accessory accommodation;
 - e) an addition to a *dwelling* that would increase the gross floor area living space by more than 10%; or,
 - f) any *development* requiring a Minor Variance.

2.11.8 Setback from the High-Water Mark or Hazard Limit

- 1. The Zoning By-law shall include regulations concerning setbacks from the high water mark or hazard limit for all new *development* and *redevelopment*, save and

except for boathouses. In addition, the Zoning By-law shall contain provisions to restrict the size and location of shoreline structures and boathouses.

2.11.9 Marinas

1. Only *existing* marinas that are zoned for the use as of the date of adoption of this Plan are permitted in the Shoreline designation. Any expansion to an *existing* marina zone boundary or for a new marina shall require an Amendment to the Official Plan and shall only be considered if the following policies can be met:
 - a) The expansion is *compatible* with the surrounding uses and with the *character* of the shoreline area;
 - b) The expansion can be serviced with an appropriate water supply and means of sewage disposal;
 - c) Traffic is adequately addressed;
 - d) Adequate buffering and landscaping shall be provided;
 - e) Drainage is adequately addressed; and,
 - f) Adequate parking and loading facilities can be provided on site.

2.12 Rural Residential

2.12.1 Introduction

1. The Rural Residential designation contains land use policies that apply to *existing* large lot residential *development* located outside of *Settlement Areas* or *Rural Settlements* serviced by private, individual on-site water and sewage services, the boundaries of which correspond to the lands shown on Schedule A to this Plan.

2.12.2 Objectives

1. It is the objective of this designation to only recognize *existing* estate and country residential *developments* in the Township and that *development* shall be limited to *existing* lots of record.

2.12.3 Permitted Uses

1. The following uses are permitted:

Single detached *dwellings*

Additional residential units (subject to the policies of Section 4.9)

Home occupations (subject to the policies of Section 4.11)

Bed and breakfast establishments (subject to the policies of Section 4.12)

Public parks, trails, walkways and open spaces

Accessory uses

2.12.4 Development Policies

1. The establishment of new Rural Residential designations or expansion of the Rural Residential designation shall be prohibited.
2. Lot creation in the Rural Residential designation is not permitted.
3. Retention of natural vegetation, where appropriate and feasible, shall be considered when reviewing any *development* application and shall be incorporated as part of a planting/landscape plan for review and approval by the applicable Conservation Authority.

2.13 Greenlands

2.13.1 Introduction

1. This Section of the Plan contains land use policies that apply to protect, conserve and enhance natural heritage features, areas and functions, boundaries of which correspond to the lands shown on Schedule A to this Plan. The individual features of the Greenlands designation are shown on Schedule C to this Plan. This Plan also provides policy direction for *Adjacent Lands*, which are not identified on the Schedules to this Plan.
2. The Township, County, and Province encourage the protection and enhancement of natural heritage features and areas. The *natural heritage system* represents a network of Provincially *Significant Wetlands*, Provincially Significant Coastal *Wetlands*, *key natural heritage features*, *key hydrologic features*, natural areas and linkages that continue to exist after the area was settled, and the lands and waters that support the *ecological functions* critical to the survival of these areas. The Township shall work to conserve, restore and enhance them, wherever possible.

2.13.2 Objectives

1. The intent of the Greenlands designation is to maintain and enhance the ecological integrity of the *natural heritage system* and to minimize the loss or fragmentation of *significant wetlands* and the habitats and *ecological functions* they provide. The objectives of this Plan with respect to the Greenlands designation are to:
 - a) Protect *significant wetlands*, *significant woodlands*, *significant valleylands*, *significant wildlife habitat*, *significant areas of natural and scientific interest*, *significant coastal wetlands*, *fish habitat* and the habitat of *endangered species* and *threatened species* located within the Township;
 - b) Implement the 'Environment Focused' objectives of this Plan;
 - c) Maintain *ecosystem* biodiversity and provide for the long-term sustainability and viability of the *natural heritage system*;
 - d) Improve the quality, *connectivity* and amount of *woodlands* and *wetlands* cover across the Township;
 - e) Ensure that any *development* proposed within, adjacent to, or in proximity to the Greenlands designation is adequately studied in accordance with ecological best practices and standards for EIS and Species at Risk Screening/Evaluations, as required;

- f) To ensure that the Greenlands designation complements and supports the *natural heritage systems* established in provincial plans; and,
- g) To implement the Greenlands designation policies of the County Official Plan.

2.13.3 Location

1. The Greenlands designation is intended to include the following features of the *natural heritage system*:
 - a) *Significant wetlands* and all other *wetlands*;
 - b) Habitat of endangered or *threatened species*;
 - c) *Fish habitat*;
 - d) *Significant valleylands*;
 - e) *Significant wildlife habitat*;
 - f) *Significant woodlands*;
 - g) *Areas of natural and scientific interest (ANSI)*;
 - h) Landform conservation;
 - i) Natural linkage areas;
 - j) Public lands as define in the *Public Lands Act*; and,
 - k) Any other areas that have been determined to be environmentally significant as a result of an EIS, information received from the relevant Provincial Ministry, ~~or~~ conservation authority or applicable ~~authorities~~ as a result of a *development review process*.
2. The mapping of the Greenlands designation is approximate, and does not reflect certain features such as habitat of *endangered species* and *threatened species*, or new or more accurate information identifying natural heritage features and areas.
3. Any minor adjustment to the Greenlands designation as determined through more detailed mapping, field surveys, the results of an EIS, information received from the relevant Provincial Ministry, ~~or~~ conservation authorities or applicable authority ~~this Plan~~ shall not require an amendment to the County Official Plan nor

the Township Official Plan. All other adjustments shall require an amendment to the Township and County Official Plans.

2.13.4 Permitted Uses

- The following uses are permitted on lands designated Greenlands:

Conservation uses

Woodlot management

Scientific research and education

Wildlife management activities

Buildings or structures necessary for flood or erosion control

~~Existing~~ *Agricultural uses*

Agriculture-related uses

On-farm diversified uses

Existing lawful uses, restricted to the provisions of the applicable *existing* zoning as of the date of the approval of this Plan

Single detached *dwellings* on lots which were approved prior to the approval date of this Plan

Additional residential units accessory to single detached *dwellings* on lots which were approved prior to the approval date of this Plan

Public or private trails and other associated passive recreational opportunities and facilities that do not require substantial *site alterations*

Buildings or structures appropriate and supportive of public or private trails and other associated passive recreational opportunities and facilities*

The extension of municipal *infrastructure*, in accordance with the policies of this Section*

* provided an Environmental Impact Study is completed in accordance with Section 5.10 of this Plan and approved by Council and the appropriate agencies

2.13.5 Wetlands

- Wetlands* are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four types of *wetlands* are swamps, marshes, bogs and fens. *Wetlands* play a

very important role and are considered *Key Hydrologic Features* within the *natural heritage system*, since they:

- a) Provide habitat for plants and animals;
- b) Store water for groundwater recharge purposes;
- c) Trap sediments, nutrients and contaminants thereby improving downstream water quality;
- d) Provide corridors for plant and animal movements; and,
- e) Provide flood control and protect shorelines from erosion.

2. **Provincially Significant Wetlands**

Provincially *Significant Wetlands* (PSW) are identified on Schedule C to this Plan. The precise boundary and location of a PSW shall be determined in consultation with the Ministry of Natural Resources and Forestry (MNRF).

3. **Locally Significant and Unevaluated Wetlands**

Wetlands which have not been identified as Provincially *significant* are nonetheless important at a regional or local level. The Township shall ensure that these areas are protected for the long term by maintaining, improving or where possible, restoring these *wetlands* and their ecological and hydrological functions. Locally *significant wetlands* and unevaluated *wetlands* are identified on Schedule C to this Plan.

2.13.6 Significant Woodlands

1. *Significant woodlands* are areas which are ecologically important in terms of species composition, age of trees or stand history. *Significant woodlands* are functionally important due to their contribution to the broader landscape because of its location, size or extent of forest cover in the planning area; and/or economically important due to their site quality, species composition, or past management history.
2. *Significant Woodlands* are found outside of the *Settlement Area* and *Employment Area* designations and outside of lots on registered plans of subdivision or *existing* lots of record within the Rural Residential and Shoreline designations. This Plan recognizes that growth and *development* is directed to these areas and based on the large area of natural heritage features, it is appropriate not to identify *significant woodlands* within these areas. However, natural heritage features in these areas may be placed in an appropriate land use designation for long term protection.

3. *Significant Woodlands* are identified as *woodlands* that are 50 hectares in size or larger and are identified on Schedule C to this Plan.
4. The following table provides direction for the criteria for evaluating the significance of woodlands, as identified in the Provincial Natural Heritage Reference Manual (2010).

CRITERIA COMMENTS**STANDARDS**

1. WOODLAND SIZE CRITERIA

- | | |
|--|--|
| <ul style="list-style-type: none"> • Size refers to the areal (spatial) extent of the woodland (irrespective of ownership). • Woodland areas are considered to be generally continuous even if intersected by narrow gaps 20 m or less in width between crown edges. • Size value is related to the scarcity of woodland in the landscape derived on a municipal basis with consideration of differences in woodland coverage among physical sub-units (e.g., watersheds, biophysical regions). • Size criteria should also account for differences in landscape-level physiography (e.g., moraines, clay plains) and community vegetation types | <p>Where woodlands cover:</p> <ul style="list-style-type: none"> • is less than about 5% of the land cover, woodlands 2 ha in size or larger should be considered significant • is about 5–15% of the land cover, woodlands 4 ha in size or larger should be considered significant • is about 15–30% of the land cover, woodlands 20 ha in size or larger should be considered significant • is about 30–60% of the land cover, woodlands 50 ha in size or larger should be considered significant • occupies more than about 60% of the land, a minimum size is not suggested, and other factors should be considered |
|--|--|

Note: The size threshold should be reduced in the absence of information for the other three criteria.

As a consideration in addressing the potential loss of biodiversity, the largest woodland in the planning area (or sub-unit) should be identified as significant.

2. ECOLOGICAL FUNCTIONS CRITERIA

a. Woodland interior

- Interior habitat more than 100 m from the edge (as measured from the limits of a continuous woodland as defined above) is important for some species.
 - For purposes of this criterion, a maintained public road would create an edge even if the opening was not wider than 20 m and did not create a separate woodland
- Woodlands should be considered significant if they have:
- any interior habitat where woodlands cover less than about 15% of the land cover
 - 2 ha or more of interior habitat where woodlands cover about 15–30% of the land cover
 - 8 ha or more of interior habitat where woodlands cover about 30–60% of the land cover
 - 20 ha or more of interior habitat where woodlands cover more than about 60% of the land cover

b. Proximity to other woodlands or other habitats

- Woodlands that overlap, abut or are close to other significant natural heritage features or areas could be considered more valuable or significant than those that are not.
 - Patches close to each other are of greater mutual benefit and value to wildlife
- Woodlands should be considered significant if:
- a portion of the woodland is located within a specified distance (e.g., 30 m) of a significant natural feature or fish habitat likely receiving ecological benefit from the woodland and the entire woodland meets the minimum area threshold (e.g., 0.5–20 ha, depending on circumstance)

c. Linkages

- Linkages are important connections providing for movement between habitats.
 - Woodlands that are located between other significant features or areas can be considered to perform an
- Woodlands should be considered significant if they:
- are located within a defined natural heritage system or provide a connecting link between two other significant features, each of which is

important linkage function as “stepping stones” for movement between habitats

within a specified distance (e.g., 120 m) and meets minimum area thresholds (e.g., 1–20 ha, depending on circumstance)

d. Water protection

- Source water protection is important.
 - Natural hydrological processes should be maintained
- Woodlands should be considered significant if they:
- are located within a sensitive or threatened watershed or a specified distance (e.g., 50 m or top of valley bank if greater) of a sensitive groundwater discharge, sensitive recharge, sensitive headwater area, watercourse or fish habitat and meet minimum area thresholds (e.g., 0.5–10 ha, depending on circumstance)

e. Woodland diversity

- Certain woodland species have had major reductions in representation on the landscape and may need special consideration.
 - More native diversity is more valuable than less diversity
- Woodlands should be considered significant if they have:
- a naturally occurring composition of native forest species that have declined significantly south and east of the Canadian Shield and meet minimum area thresholds (e.g., 1–20 ha, depending on circumstance)
 - a high native diversity through a combination of composition and terrain (e.g., a woodland extending from hilltop to valley bottom or to opposite slopes) and meet minimum area thresholds (e.g., 2–20 ha, depending on circumstance)

3. UNCOMMON CHARACTERISTICS CRITERIA

- Woodlands that are uncommon in terms of species composition, cover type, age or structure should be protected.
 - Older woodlands (i.e., woodlands greater than 100 years old) are particularly valuable for several reasons, including their contributions to genetic, species and ecosystem diversity
- Woodlands should be considered significant if they have:
- a unique species composition or the site is represented by less than 5% overall in woodland area and meets minimum area thresholds (e.g., 0.5 ha, depending on circumstance)
 - a vegetation community with a provincial ranking of S1, S2 or S3 (as ranked by the NHIC and meet minimum area thresholds (e.g., 0.5 ha, depending on circumstance)
 - habitat (e.g., with 10 individual stems or 100 m² of leaf coverage) of a rare, uncommon or restricted woodland plant species and meet minimum area thresholds (e.g., 0.5 ha, depending on circumstance):
 - vascular plant species for which the NHIC's Southern Ontario Coefficient of Conservatism is 8, 9 or 10
 - tree species of restricted distribution such as sassafras or rock elm – species existing in only a limited number of sites within the planning area
 - characteristics of older woodlands or woodlands with larger tree size structure in native species and meet minimum area thresholds (e.g., 1–10 ha, depending on circumstance):
 - older woodlands could be defined as having 10 or

- more trees/ha greater than 100 years old
- o larger tree size structure could be defined as 10 or more trees/ha at least 50 cm in diameter, or a basal area of 8 or more m²/ha in trees that are at least 40 cm in diameter

4. ECONOMIC AND SOCIAL FUNCTIONAL VALUES CRITERIA

- Woodlands that have high economic or social values through particular site characteristics or deliberate management should be protected
- Woodlands should be considered significant if they have:
- high productivity in terms of economically valuable products together with continuous native natural attributes and meet minimum area thresholds (e.g., 2–10 ha, depending on circumstance)
 - a high value in special services, such as air-quality improvement or recreation at a sustainable level that is compatible with long-term retention and meet minimum area thresholds (e.g., 0.2–10 ha, depending on circumstance)
 - important identified appreciation, education, cultural or historical value and meet minimum area thresholds (e.g., 0.2–10 ha, depending on circumstance)

2.13.7 Areas of Natural and Scientific Interest

1. *Areas of Natural and Scientific Interest* (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. These areas are identified on Schedule C to this Plan.

2.13.8 Fish and Wildlife Habitat

1. The Township may, in consultation with the MNRF, undertake studies and surveys to identify and designate *fish habitat* and *significant wildlife habitat* areas for protection and conservation from incompatible land uses and activities. Other *wildlife habitat* may be identified during the *development* review process.

2.13.9 Endangered or Threatened Species

1. The MNRF approves the identification of Habitat of *Endangered Species* or *Threatened Species*. The Township shall, in consultation with the Province, determine the areas to which the policies related to the Habitat of *Endangered Species* and *Threatened Species* shall apply.

2.13.10 Significant Valleylands

1. *Significant Valleylands* are natural areas that occur in a valley or other landform depression that have water flowing through or standing for some period of the year. Valleys are the natural drainage systems for the watersheds and as such, they provide an appropriate context for planning and evaluating water related resources.
2. Portions of prominent ridges and valleylands are forested and thus also provide natural heritage functions; this forest cover may be helping to maintain stability of slopes. Proposed *development* in these areas shall be carefully considered from both a natural heritage and hazard lands perspective.
3. The Township may, in consultation with the applicable ~~conservation~~ authority~~ies~~, undertake studies and surveys to identify and designate *significant valleylands* for protection and conservation from incompatible land uses and activities.

2.13.11 Natural Linkage Areas

1. Natural linkage areas protect critical natural and open space connections within the *natural heritage system*, including *woodlands*, *wetlands*, and along rivers and streams. The purpose of natural linkage areas is to maintain, and where possible improve or restore, the ecological integrity of the *natural heritage system*. The Township may, in consultation with the applicable ~~conservation~~ authority~~ies~~, undertake studies and surveys to identify and designate *natural linkage areas* for protection and conservation from incompatible land uses and activities.

2.13.12 Natural Corridors

1. Natural corridors and potential natural corridors are incorporated in the Greenlands designation. Natural corridors are defined as linear natural features

such as streams, floodplains, steep slopes, valleys, ravines, contiguous narrow *woodlands* and *wetlands* that connect two or more core areas.

2. Natural corridors have been identified since they:
 - a) allow for the passage of animals requiring a variety of habitats for their survival;
 - b) may allow for the movement of plants and animals to other areas thereby increasing their population;
 - c) may provide for reproductive interchanges for plants and animals, thereby promoting genetic variations; and,
 - d) may provide escape routes for animals from predators and natural and human disturbances.
3. Natural features located in a linear system that exhibit good potential for linkage with core areas either naturally or with restoration and enhancement are shown on Schedule C as potential natural corridors.
4. It is the policy of this Plan that the integrity of the natural corridors and potential natural corridors be preserved wherever feasible to protect *existing* linkages and encourage the *development* of new linkages. In this regard, if an EIS is required, one of the components of the EIS will be to review the impacts of the proposed *development* on these natural corridors and recommended mitigation measures including ecological restoration and/or enhancement opportunities.

2.13.13 Development Policies

1. *Development* and *site alteration* shall not be permitted in habitat of *endangered species* and *threatened species*, except in accordance with provincial and federal requirements.
2. Nothing in this Section is intended to limit the ability or restrict the use of *existing agricultural uses* to continue on lands that are designated Greenlands, provided that they are consistent with the policies of this Plan or the Zoning By-law.
3. Within the Greenlands designation outside of *Key Natural Heritage Features* and *Key Hydrologic Features*, permitted uses shall include *agricultural uses, agriculture-related uses, on-farm diversified uses and accessory uses* subject to the policies of the Agricultural designation.
34. Legally existing uses within the Greenlands designation will be recognized and can continue in accordance with applicable policies of this Plan.

45. The following development is permitted on lands that are designated Greenlands:

~~a) Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses; and~~

b)a) Expansions to existing residential dwellings.

With respect to ~~(a) and (b)~~ noted above, *development* may only occur if it is demonstrated that:

- i. there is no alternative, and the expansion or alteration in the feature is minimized and, in the *vegetation protection zone*, is directed away from the feature to the maximum extent possible; and,
- ii. the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible.

~~e)b)~~ Expansions to existing buildings and structures;

~~d)c)~~ Accessory structures and uses; and

~~e)d)~~ Conversions of legally existing uses which bring the use more into conformity with this Plan.

With respect to ~~(be)~~, ~~(dc)~~ and ~~(ed)~~ noted above, *development* may only occur subject to demonstration that the use does not expand into the *key hydrologic feature* or *key natural heritage feature* or *vegetation protection zone* unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structures.

56. Expansions to existing buildings and structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, is permitted subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetation protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure.

67. Additional Residential Units may be permitted accessory to single detached dwellings on lots which were approved prior to the approval date of this Plan. Additional Residential Units shall be located in the building cluster and shall be subject to Section 4.9.

78. *Small-scale* structures for recreational uses, including boardwalks, footbridges, fences, docks, and picnic facilities, is permitted in accordance with any applicable provincial or federal requirements if measures are taken to minimize the number of such structures and their *negative impacts*.
89. The biodiversity, ecological and hydrologic function and *connectivity* of the Greenlands designation shall be protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among natural heritage features and ecological and hydrologic functions.
910. The extension of municipal *infrastructure* where the alignments or locations of those facilities have been established in this Plan, approved Secondary Plans, Plans of Subdivision and/or approved Environmental Assessments, may be permitted within lands designated as Greenlands if there is no reasonable alternative and subject to an EIS.
119. Where *development* and/or *site alteration*, including the removal or placing of fill of any kind, whether originating on the site or elsewhere, are proposed within the Greenlands designation, the Township shall require that an EIS be prepared that demonstrates that there will be no *negative impacts* on any natural heritage features or ecological and hydrologic functions.

2.13.14 Adjacent Lands

1. *Adjacent lands* are the lands adjacent to an identified *key natural heritage feature* or *key hydrologic feature* where impacts must be considered and where the compatibility of the *development* proposal must be evaluated.
2. For the purposes of this Section, *adjacent lands* are defined as all lands partially or wholly:
 - a) Within 120 metres of the boundary of:
 - i. *Significant wetlands* and all other *wetlands*;
 - ii. *Significant woodlands*;
 - iii. *Significant valleylands*;
 - iv. *Significant wildlife habitat*;
 - v. *Significant areas of natural and scientific interest*; and,
 - vi. *Fish habitat*.

- b) Within 50 metres of the boundary of a Regionally Significant Area of Natural and Scientific Interest.
3. No *development* or *site alteration* shall be permitted on these *adjacent lands* unless an EIS is completed in accordance with Section 5.10 of this Plan and in accordance with any applicable provincial and federal requirements, subject to the comments of the appropriate agencies, which demonstrates that there will be no *negative impact* on the natural feature or their *ecological functions*.
 4. Notwithstanding the above policy 2.13.14.3, an *existing* residential *dwelling* or accessory building may be expanded or altered, or a new accessory building may be constructed, if it is demonstrated that the *development* will be limited in scope, kept within close geographical proximity to the *existing* structures, and is no closer to the adjacent *key hydrologic feature* or *key natural heritage feature* than the *existing* structures.
 5. On *adjacent lands*, consent applications that do not result in the creation of a new lot, shall not be required to complete an EIS, unless required by Federal and/or Provincial statutory commenting agencies.
 6. *Infrastructure* authorized under an environmental assessment process may be permitted within the Greenlands designation or on *adjacent lands*. *Infrastructure* not subject to the environmental assessment process, may be permitted within the Greenlands designation or on *adjacent lands* in accordance with the policies of this Plan.
 7. The Township shall promote the establishment of a 30 metre *vegetation protection zone* for all *key natural heritage features* and *key hydrologic features* within the Township, or as determined through an EIS.
 8. Within the Lake Simcoe watershed, an EIS shall be required to support any application for *development* or *site alteration* within 120 metres of a *key natural heritage feature* or *key hydrologic feature* in accordance with the requirements of the LSPP. The minimum *vegetation protection zone* for all *key natural heritage features* and *key hydrologic features* shall be a minimum of 30 metres, or larger as determined through the EIS.

2.14 Mineral Aggregate Resources

2.14.1 Introduction

1. *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, deposits of *mineral aggregate resources* shall be identified. This Section of the Plan contains land use policies that apply to identify *existing mineral aggregate operations* within the Township and areas of known deposits of *mineral aggregate resources*, boundaries of which correspond to the lands shown on Schedule A and Appendix 1 to this Plan.
2. The *Mineral Aggregate Resources* designation is intended to recognize *existing* pits and quarries approved and licensed in accordance with the *Aggregate Resources Act* or its successor, to protect these *existing* uses from conflicting uses and to minimize the effects of pits and quarries on surrounding uses.

2.14.2 Objectives

1. It is a goal of this Plan to protect *mineral aggregate resources* from the encroachment of incompatible land uses. This is achieved by:
 - a) protecting areas adjacent to or in known deposits of *mineral aggregate resources* from *development* and activities, which would preclude or hinder the establishment of new *mineral aggregate operations* or access to the resource;
 - b) ensuring that new *mineral aggregate operations* are carried out with minimal environmental, economic and social costs; and,
 - c) encouraging *mineral aggregate resources* be made available as close to markets as possible.

2.14.3 Permitted Uses

1. The following uses are permitted:

| |
|---|
| <p>Pit</p> <p>Quarry</p> <p>Wayside pit</p> <p>Accessory office use and scale office</p> <p>Agricultural and forestry uses</p> <p>Asphalt plants and crushing/processing of non-native aggregate source materials</p> <p>Concrete plant</p> |
|---|

2.14.4 Development Policies

1. Applications for approval of new pits and quarries, and expansions to *existing mineral aggregate operations*, with the exception of wayside pits, shall require an amendment to the Official Plan and Zoning By-law, and will be subject to the *Aggregate Resources Act*.
2. Applications for approval of new pits and quarries and expansions to *existing mineral aggregate operations* shall be evaluated based on:
 - a) The site plan filed with the Ministry of Natural Resources and Forestry;
 - b) A study by a qualified professional concerning the impact of the use on the natural environment and particularly ground and surface water. The study shall address storm water quality and have regard for all applicable provincial policies and guidelines;
 - c) A plan for the ultimate rehabilitation of the site and planning or other studies to support its viability or appropriateness;
 - d) A study by a qualified professional to determine the impact on adjacent areas in terms of noise and vibration and which outlines methods to meet acceptable levels as determined by MECP;
 - e) Compatibility with surrounding land uses, including but not limited to noise, vibration and dust;
 - f) Exits, entrances and haul routes do not create traffic hazards;
 - g) The operation can effectively be mitigated from surrounding sensitive land uses and major transportation routes;
 - h) No new *mineral aggregate operation* shall be permitted within a *significant wetland*, habitat of *endangered species* and *threatened species* or *significant woodlands* unless the woodland is occupied by young plantation or early succession habitat, as defined by the Province, in which case, the application must demonstrate that provincial policies have been addressed and that they will be met by the operation;
 - i) Preserving the *connectivity* between *key natural heritage features* and *key hydrologic features* before, during and after the extraction of *mineral aggregate resources*, replacing *key natural heritage features* and *key hydrologic features* that may be lost and protecting or enhancing water resource systems;

- j) There is a satisfactory and viable plan for the progressive and ultimate rehabilitation of the site; and,
 - k) Understanding how significant built *heritage resources* and significant *cultural heritage* landscapes will be conserved.
3. For rehabilitation of new *mineral aggregate operation* sites, the following will apply:
- a) the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, the long-term ecological integrity will be maintained or enhanced;
 - b) if there are *key natural heritage features* or *key hydrologic features* on the site, or if such features existed on the site at the time of the application:
 - i. the health, diversity, and size of these *key natural heritage features* and *key hydrologic features* will be maintained or enhanced; and,
 - ii. any permitted extraction of *mineral aggregate resources* that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;
 - c) aquatic areas remaining after extraction are to be rehabilitated to enhance aquatic environment, such that it will be representative of the natural *ecosystem* in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will meet the intent of provincial policy;
 - d) outside the Natural Heritage System for the Growth Plan, and except as provided in provincial policy final rehabilitation will approximately reflect the long-term land use of the general area, taking into account the applicable policies of Provincial Plans and this Plan; and,
 - e) in *prime agricultural areas*, the site will be rehabilitated in accordance with policy 2.5.4 of the PPS.
4. Aggregate resource areas shall be subject to Site Plan Control. Site Plan Control should only be applied to those uses which are not governed by the licence site plan and involve the construction, erection, or placement of buildings and structures. A Site Plan Agreement may be entered into which addresses locations, hours of operation, conditions related to outdoor storage, and requirements for buffering and screening for adjacent uses where not governed by the licence site plan.

5. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
6. Licensed *mineral aggregate operations* shall be protected from *development* and uses which would preclude or hinder their expansion or continued use. Suitable uses in areas of high aggregate potential include those related to other resources found in the area such as agriculture, forestry operations, and other resource-related *developments*, as well as public utility installations, if their siting does not preclude or hinder aggregate *development*. *Existing mineral aggregate operations* shall be permitted to continue without the need for Official Plan Amendment, Zoning By-law Amendment or *development* permit under the *Planning Act*.
7. High potential *mineral aggregate resource* areas shall be protected for potential long-term use. As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible. Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2.15 Recreational

2.15.1 Introduction

1. This Section of the Plan contains land use policies that apply to lands that are the site of large land holdings, which may or may not be owned by a public authority, that are used, or have the potential to be used, for passive or active recreational uses or resource uses, boundaries of which correspond to the lands shown on Schedule A to this Plan.
2. The Township has several recreational areas including the Mt. St. Louis/Moonstone Recreational District. These recreational areas provide a broad range of recreation and leisure opportunities for the residents of the Township and for the travelling public.

2.15.2 Objectives

1. It is the goal of this Plan to provide for the *development* of recreational uses which are *compatible* with the rural and agricultural *character* of the Township. This is achieved by:
 - a) Ensuring that new uses are properly planned and located and serviced with an appropriate supply of water and sewage services;
 - b) Minimizing the impact of new recreational uses on the environmental, hydrogeological and agricultural resources of the Township; and,
 - c) Preserving and maintaining *existing* natural heritage features such as valleylands, steep slopes, wooded areas and watercourses, and where feasible, utilize these areas for open space linkages.

2.15.3 Permitted Uses

1. The following uses are permitted:

Resource-based recreational uses

Conservation uses and sustainable forestry

Private recreational uses

Existing golf courses

Ski slopes, trails and lift facilities

Service and maintenance facilities that support recreational resort uses and operations

Equestrian facilities

Cycling facilities
Recreational trails and lift facilities
Parks and play lots
Public Pparks, trails, walkways and open spaces
Outdoor recreational uses
Recreational facilities
Cultural facilities
Parking areas
Accessory uses and amenities
Accessory on-site short term accommodation

2.15.4 Development Policies

1. *Development of existing* Recreational designated lands shall be *compatible* with the environment, protect the visual, landform, and rural *character*, and ensure the effective, efficient, and environmentally *sustainable* delivery of services and *infrastructure*.
2. Given the potential impacts of new *major recreation uses* and accessory recreational facilities on the permanent countryside of the Township, only *existing* uses are recognized by this Plan.
3. The *development* of any new *major recreation use* shall require an Amendment to this Plan and the implementing Zoning By-law and shall be subject to Site Plan Control and shall avoid *prime agricultural areas*. Expansions to *existing* uses on lands that are already within the Recreational designation shall require an amendment to the implementing zoning by-law and shall be subject to Site Plan Control. Expansions to *existing* uses onto lands which are not designated Recreational shall require both an Amendment to this Plan and the implementing Zoning By-law and shall also be subject to Site Plan Control.
4. Before considering an Amendment to this Plan (if required) and Zoning By-law, the Township shall be satisfied that:
 - a) the proposed use (or expansion) is *compatible* with the rural *character* of the area;
 - b) the *development* can be designed and sited to blend in with the rural surroundings;

- c) the proposed use (or expansion) is located where it would have minimal impact on agricultural operations on *adjacent lands*;
- d) the proposed use can be serviced with an appropriate water supply and means of sewage disposal;
- e) if an expansion is proposed, the entire use is serviced by an appropriate water supply and means of sewage disposal;
- f) off-site impacts resulting from the use of fertilizers, herbicides and fungicides have been reviewed and are expected to be minimal to non-existent;
- g) the proposed use (or expansion) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- h) the proposed use (or expansion) can be appropriately buffered from adjacent land uses;
- i) the proposed use (or expansion) is located where it would not have a *negative impact* on the critical natural features and *ecological functions* of the area; and,
- j) an appropriate monitoring program, which serves to monitor the impact of the use on the quality and quantity of the groundwater, surface waters and the environment in general is developed.

2.16 Mt. St. Louis/Moonstone Recreational District

1. The Mt. St. Louis/Moonstone Recreational District is envisioned to be developed as a multi-use recreation destination that provides for significant seasonal and permanent residential *development*. It is intended to accommodate a range of recreational services, facilities and activities complementary to those in the area and to particularly develop the economic potential of the *existing* tourism and recreation resources.
2. *Development* in the Mt. St. Louis/Moonstone Recreational District shall be undertaken in a comprehensive manner which will encourage the *development* of a multi-use recreational facility and associated residential uses.

2.16.1 Permitted Uses

1. The following uses are permitted on lands designated within the Mt. St. Louis/Moonstone Recreational District:

| |
|---|
| Ski slopes, trails and lift facilities |
| Service and maintenance facilities that support recreational resort uses and operations |
| Cycling facilities |
| Recreational trails and lift facilities |
| Parks and play lots |
| Outdoor recreational uses |
| Recreational facilities |
| Cultural facilities |
| Parking areas |
| <i>Accessory uses</i> and amenities |
| Retail stores |
| Personal service uses |
| Business and professional offices |
| Medical clinics |
| Golf courses |
| Hotels, inns and other forms of commercial accommodation |
| Dining and entertainment lounges |

Restaurants or snack bars
Physical fitness and sports centres
Seasonal/occasional specialty events
Pro shops and tack shops
Administrative offices
Conference and convention facilities
Commercial schools and studios
Farmers market
Parking in association with off site special events
Single detached *dwellings*
Townhouse, multiple and apartment *dwellings*
Accessory uses, building and structures, including concession booths and overnight camping in conjunction with, and accessory to, a permitted use

2.16.2 Development Policies

1. It is the intent of this Plan that prior to any *Planning Act* application for *major development* in the Mt. St. Louis/Moonstone Recreational District, the following matters are to be dealt with:
 - a) the mix, density, location and phasing of proposed land uses;
 - b) the location, scale and type of commercial uses;
 - c) the impacts of *development* on *community facilities* such as schools;
 - d) the form of servicing;
 - e) the financial implications of both constructing and operating the servicing systems;
 - f) the compatibility of proposed uses with adjacent land uses;
 - g) the provision of parkland;
 - h) the impact of proposed *development* on the road network;
 - i) the impacts of the proposed *development* on the natural heritage system;

- j) the impacts of the proposed *development* on the Highway 400/Mt. St. Louis Road interchange which would be determined through the completion of a traffic impact study to be reviewed and approved by MTO and/or the County as appropriate. Any highway improvements recommended from traffic study will be the financial responsibility of the proponent(s) and the County and local roads in the area in accordance with Section 4.4.6 of this Plan; and,
 - k) the impacts of the proposed *development* on the groundwater recharge area.
2. One of the most significant factors to resolve is the form of servicing and the financial implications of both constructing and operating the servicing systems. These issues shall be the subject of a servicing report that is to be prepared to the satisfaction of Council and the appropriate agencies.

PART 3: ENVIRONMENTAL AND GROUNDWATER MANAGEMENT

3.1 Natural Heritage System

1. The Township, County, and Province encourage the protection and enhancement of natural heritage features and areas. The *natural heritage system* represents a network of Provincially *Significant Wetlands*, Provincially Significant Coastal *Wetlands*, *key natural heritage features*, *key hydrologic features*, natural areas and linkages that continue to exist after the area was settled, and the lands and waters that support the *ecological functions* critical to the survival of these areas.
2. Developing a *natural heritage system* utilizes the “science based” approach that is required under the PPS for protecting natural heritage features and ecological and hydrologic functions. It is recognized that areas outside of the Greenlands designation shown on Schedule A to this Plan also contribute to the health and function of the *natural heritage system*. The Township will work to conserve, restore and enhance and protect natural heritage features and areas, surface water features and groundwater features for the long-term.
3. The Province has developed Natural Heritage System mapping which applies across the Township. The Township will work with the County through their MCR to appropriately refine the mapping and will incorporate the mapping through an amendment to this Plan when the County Official Plan has been updated.

3.2 Water Resources, Watershed & Source Protection

3.2.1 Shoreline

1. The Township has determined that a Community Planning Permit System may be implemented in the Shoreline designation to ensure that shoreline buffers are maintained and the *ecological function* of the shoreline is preserved. Shoreline buffers should be naturally vegetated areas consisting of native, non-invasive species.
2. The policies of this Plan applicable to shoreline water resources and areas shall be read and applied in conjunction with other policies and land use policies (Section 2.844) of this Plan.
3. New *development* and *redevelopment* shall be sufficiently set back from rivers, streams, and lakes, including Lake Simcoe and Bass Lake, in order to develop vegetative corridors along shorelines and watercourses. The implementing Zoning By-law or Community Planning Permit System shall establish a setback

for *development* from the top of bank of watercourses as determined by a qualified professional. Any variation to the *development* setback distance shall be determined on-site in consultation with a qualified professional at the applicant's expense. The following factors shall be considered when establishing the setback distance, established through an EIS and slope stability report if necessary, with the intent of protecting significant natural heritage features and *ecological functions*, providing riparian habitat, protecting water quality and minimizing risk to public safety and property:

- a) soil type;
 - b) vegetation type and cover;
 - c) slope of the land including *existing* drainage patterns;
 - d) natural heritage features and *ecological functions* including *fish habitat*;
 - e) the nature of the *development*;
 - f) defined portions of dynamic beaches; and,
 - g) flooding and *erosion hazards*.
4. Where waterfront or shoreline *development* is proposed, the preservation of *existing* public accesses to publicly owned shorelines shall be maintained and the creation of new opportunities for public ownership of and access to shorelines in new *developments* may be obtained where appropriate. Open space corridors linking shorelines with upland areas should be provided where appropriate. The Township may consider designating no-mow areas or reduced mow-areas to further enhance wildlife and pollinator habitat corridors along shorelines.
5. *Development* in shoreline areas must address, among other matters: the protection of water quality and quantity; the prevention of erosion resulting from surface water runoff and structural *development* or fill; the conservation of, and where appropriate the enhancement of linkages between the water bodies and upland areas; opportunities to naturalize the shoreline; and opportunities to conserve, and where appropriate to improve, public access to the shorelines. For the purposes of this policy, shoreline areas include the land that is physically and functionally connected to rivers, streams and lakes, and may be defined by prominent topographic and man-made features, the depth of the *existing development* oriented to the shoreline, and/or the presence of natural heritage features and areas and functions directly linked to the shoreline.

6. The Township shall encourage management of invasive species and use of local site-appropriate native species for plantings, with the goal to preserve and enhance natural heritage features and increase native biological diversity.
7. *Development* proposed near lakes and water bodies with an established management plan shall be developed in accordance with the management plan.
8. New *development* proposed along the shoreline of Lake Simcoe and Bass Lake may require the preparation of a Coastal Engineering Study. The Coastal Engineering Study, prepared by a coastal engineer, must identify the coastal processes associated with the Lake. Where *development* is permitted, the Study must demonstrate the proposed mitigation measures to address the shoreline hazard. The Coastal Engineering Study must be prepared to the satisfaction of the Township and Lake Simcoe Regional Conservation Authority or appropriate agency.

3.2.2 Water Resource Systems

1. Water resource systems shall be identified to provide for the long-term protection of *key hydrologic features*, *key hydrologic areas*, and their functions.
2. The Township encourages the protection, improvement, or restoration including maintaining linkages and related functions of water resource systems.
3. Water resource systems consisting of *key hydrologic features*, *key hydrologic areas*, *ground water features*, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas which are necessary for the ecological and hydrological integrity of the watersheds within the Township are identified in Schedule C to this Plan.
4. Aquifers, headwater areas, and recharge and discharge areas are identified in Schedule F to this Plan. *Development* and *site alteration* in these areas and in areas near sensitive surface water features and sensitive *ground water features* is not permitted, unless it is demonstrated through a Risk Assessment Study and/or a Ground and Surface Water evaluation there are no *negative impacts* to the features/areas noted in this Section or their hydrologic functions.
5. Mitigative measures and/or alternative *development* approaches may be required in order to protect, improve, or restore sensitive surface water features, sensitive *ground water features*, and their hydrologic functions.
6. *Development* should generally be directed away from areas with a high water table and/or highly permeable soils. In *Settlement Areas* or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods and best available science.

3.2.3 Watershed Planning

1. Objectives

It is the objective of this Plan to:

- a) support the preparation and implementation of watershed and/or sub-watershed plans within the Township and area;
- b) ensure that there is an appropriate balance between the objectives of water supply management, habitat protection, flood management and land use to protect and enhance water quality for future generations;
- c) protect and/or restore streams, groundwater discharge and recharge areas and *wetlands* for the benefit of fish, wildlife and human uses;
- d) ensure that any sub-watershed planning process is open and transparent;
- e) ensure that necessary resources are provided for the implementation of watershed and sub-watershed plans;
- f) ensure that sub-watershed plans contain goals and objectives that are appropriate for the watershed and implementable by the Township and landowners; and,
- g) ensure that watershed and sub-watershed plans are designed to be continuously improved as new information and science becomes available.

2. A watershed is an area of land that drains into a river, lake or other water body. Unlike municipal boundaries, watershed boundaries are defined by nature and, as a result, watersheds often overlap a number of jurisdictions. Within each of these watersheds is a number of sub-watersheds. It is the long-term intent of the Township that a sub-watershed plan be prepared for each sub-watershed.

3. Watershed planning or equivalent will inform:

- a) the identification of water resource systems;
- b) the protection, enhancement, or restoration of the quality and quantity of water;
- c) decisions on allocation of growth; and,
- d) planning for water, wastewater, and stormwater green and grey *infrastructure*.

4. The Township shall consider the Great Lakes Strategy, the targets and goals of the *Great Lakes Protection Act, 2015*, the Lake Huron Lake-wide Action and Management Plan and any applicable Great Lakes agreements as part of watershed planning and coastal or waterfront planning initiatives.
5. Land use planning and *development* shall protect, improve or restore the quality and quantity of water and related resources and aquatic *ecosystems* on an integrated watershed management basis.
6. Proposals for major growth and *major development* shall be reviewed on a watershed and/or sub-watershed basis where applicable and appropriate to ensure the watershed is maintained in an environmentally *sustainable* fashion.
7. It is recognized that, due to the size of the Township and the funding limitations of all levels of government, the preparation of sub-watershed plans in the Township is a long-term prospect. In this regard, Council should work with the County and the ~~conservation~~ appropriate authorities such as and the Severn Sound Environmental Association in order to identify a list of the priority areas for future study.

3.2.4 Source Water Protection

1. The South Georgian Bay Lake Simcoe Source Protection Plan has been developed to protect *existing* and future supplies of municipal drinking water. The Source Protection policies contained in this Section have been developed to protect both the quality of drinking water and the quantity of drinking water for *existing* and future residents and businesses of the Township where there is a significant drinking water threat to municipal drinking water as prescribed by the *Clean Water Act, 2006*.
2. *Wellhead Protection Areas (WHPA), Highly Vulnerable Aquifers (HVA), Significant Groundwater Recharge Areas (SGRA)* and *Issues Contributing Areas (ICA)* are mapped on Schedule F to this Plan. The Source Protection overlays may be updated without the need for an amendment to the Official Plan if a study is undertaken by the Source Protection Authority to refine these areas. The *Wellhead Protection Areas (WHPAs)* A through E relate to water quality considerations while WHPAs Q1 and Q2 relate to water quantity considerations. The following describes each of the Source Protection features:
 - a) WHPA-A: 100 m radius surrounding a well.
 - b) WHPA-B: Two (2) year travel time for water to enter the well.
 - c) WHPA-C: Five (5) year travel time for water to enter the well.
 - d) WHPA-C1: Ten (10) year travel time for water to enter the well.

- e) WHPA-D: Twenty-five (25) year travel time for water to enter the well.
- f) WHPA-E: The *vulnerable area* for groundwater supplies that are under direct influence of surface water. The area is calculated based on a two (2) hour travel time of surface water to the municipal well.
- g) WHPA-Q1: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area.
- h) WHPA-Q2: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the area that includes the WHPA-Q1 and any area where the future reduction in recharge would ~~significant~~significantly impact that area.
- i) HVA: An aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer. HVAs are identified on Schedule F of this Plan. Where *development* or *site alteration* is proposed in an HVA, the Township shall encourage the use of mitigative measures in order to protect, improve or restore HVAs. The technical rules established under the *Clean Water Act* will permit the use of various methods, such as the Intrinsic Susceptibility Index (ISI), to determine those aquifers that are highly vulnerable. Ontario ISI defines a *Highly Vulnerable Aquifer* as having a value of less than 30. An ISI is a numerical indicator that helps to indicate where contamination of groundwater is more or less likely to occur as a result of surface contamination due to natural hydrogeological features. The ISI is the most commonly used method of index mapping and was the prescribed method set out in the Provincial 2001/2002 Groundwater Studies.
- j) SGRA: These are areas on the landscape that are characterized by porous soils, such as sand or gravel, which allows the water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water. SGRAs are identified on Schedule F of this Plan. Where *development* or *site alteration* is proposed in an SGRA, the Township shall encourage the use of mitigative measures such as *Low Impact Development* in order to protect SGRA's. New *development* shall protect, improve or restore *pre-development* infiltration rates in SGRAs. The Township will require an assessment of the impacts of *major development* proposals on

groundwater recharge and establish policies and *best management practices* to maintain *pre-development recharge* rates.

- k) ICA: The area of land where drinking water threats may contribute to a known drinking water issue.

For the purposes of this Section, any terms not defined in the Plan are subject to the definitions located in the Source Protection Plan.

3. In accordance with Section 39 of the *Clean Water Act*, all decisions under the *Planning Act* and *Condominium Act* must conform to the significant threat policies as set out in the Source Protection Plan, as of July 1, 2015. The Source Protection policies of this Plan intend to focus on protecting water before it enters the drinking water treatment system.
4. The transition policies of the Source Protection Plan shall apply to threat activities that have been applied for under the *Planning Act*, *Condominium Act* or *Building Code Act*, prior to July 1, 2015.
5. No *Planning Act* application may be made and no Building Permit or Change of Use Permit under the Ontario Building Code may be issued to establish a use that is detailed by policy RLU-1 of the Source Protection Plan. The Zoning By-law and Community Planning Permit System By-law shall detail these uses as set out in policy RLU-1 and provide direction for the Risk Management Official (RMO) to review the use and provide written notice in accordance with the *Clean Water Act*.
6. The following uses are prohibited in WHPA-A to WHPA-D *vulnerable areas* where they would be a significant drinking water threat:
 - a) waste management sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O.Reg 347) and storage of hazardous or liquid industrial waste);
 - b) large (more than 10,000 L) *on-site sewage systems*;
 - c) agricultural source material storage facilities;
 - d) *non-agricultural source material* storage facilities;
 - e) commercial fertilizer storage facilities;
 - f) pesticide storage facilities;
 - g) road salt storage facilities;

- h) snow storage facilities;
 - i) fuel storage facilities;
 - j) Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;
 - k) organic solvent storage facilities; and,
 - l) outdoor confinement or farm animal yard in WHPA-A. The implementing Zoning By-law will identify these areas.
7. The Risk Management Official (RMO) is an individual appointed by the Township under Part IV of the *Clean Water Act*. The RMO shall be responsible for determining when an *existing* or future use or activity is, or may be, a significant drinking water threat in accordance with the *Clean Water Act*; and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the Source Protection Plan.
8. Any planning application for non-residential uses that are submitted on lands within the WHPA-A to WHPA-D as shown on Schedule F or in the Source Protection Plan, must include a Notice in accordance with Section 59 of the *Clean Water Act* from the Risk Management Official (RMO) as part of a complete application.
9. Prior to filing an application under the *Planning Act*, an applicant proposing a new use within a WHPA or ICA shall pre-consult with the Township and/or the Risk Management Official to determine if the proposed use would be a significant threat to drinking water. The Township and the RMO should determine which studies are required for the application and identify the scope of issues and/or technical requirements that need to be addressed before such a use is permitted.
10. The Township may assist the Source Protection Authority and the Province in their endeavour to educate those engaged in applying, handling or storing of materials that could potentially lead to a significant threat to drinking water. In cooperation with the Township RMO, Council may undertake public education and outreach programs as required by the South Georgian Bay Lake Simcoe Source Protection Plan.
11. Through Site Plan Control or Community Planning Permits, consideration shall be given to minimizing the potential impact of the application of road salt within *vulnerable areas* and where possible, should:
- a) Minimize the amount of impervious surface area requiring the application of salt during winter;

- b) Design site grading and drainage to reduce ponding;
 - c) Direct runoff outside of *vulnerable areas* or to storm sewers; and,
 - d) Provide for quality control measures to limit migration of sodium chlorides in storm runoff.
12. The design of new stormwater management facilities in *vulnerable areas* shall minimize the risk of contaminating drinking water by encouraging grading and drainage designs that reduce ponding and direct any runoff outside of *vulnerable areas*, where it would be a low, moderate, or significant drinking water threat.
13. Where a *development* proposal is located within a *vulnerable area* and includes stormwater management facilities, a Stormwater Management Plan shall be required as part of a complete application to ensure that the design of the new facilities minimizes the risk to drinking water and directs the discharge to lands outside of *vulnerable areas*.
14. Where services and capacity exist, the Township will enact a By-law that mandates connecting to the municipal wastewater system in *vulnerable areas* where an *on-site sewage system* is a significant drinking water threat.
15. Where possible, new private communal sewage services or municipal sewage services should be located outside of *vulnerable areas* where it would be a significant drinking water threat. Where a *development* proposal includes new private communal sewage services or municipal sewage services, a Master Environmental Servicing Plan (MESP) shall be required as part of a complete application.
16. In vulnerable areas where a future small *on-site sewage system* would be a significant drinking water threat, new *development* including lot creation may be permitted only where the lot size for any proposed *development* that would include a small on-site sewage treatment system is based on the most current version of Province's guidelines for individual on-site servicing. Lots of record that existed prior to July 1, 2015, are exempted.
17. Any non-residential *development* or multi lot/unit residential *development* within a WHPA-Q1 that proposes to remove water from an aquifer without returning the water to the same aquifer that has a moderate or significant risk level shall require an amendment to this Plan, and the following must be demonstrated:
- a) The taking of water would not cause draw down impacts beyond a safe level and not preclude the Township from maintaining their municipal wells above a safe level of drawdown under the scenarios tested in the Tier 3 Risk Assessment as part of the Source Protection Plan; and,

- b) That the increased water removal is *sustainable* as determined by the MOECP in accordance with the Source Protection Plan and the *Ontario Water Resources Act*.
18. Within a WHPA-Q2 area with a moderate or significant risk level, the Township shall only permit new *major development* (excluding single detached residential, barns and non-commercial structures that are accessory to an agricultural operation) that may reduce the recharge of an aquifer where it can be demonstrated through the submission of a hydrogeological study that the *existing* water balance can be maintained through the use of *best management practices* such as *Low Impact Development*. Where necessary, implementation and maximization of off-site recharge enhancement within the same WHPA-Q2 area to compensate for any predicted loss of recharge from the *development* shall occur.
19. The use of *best management practices*, such as low impact design, shall be required for *development* or *site alteration* in WHPA-Q2 areas assigned a moderate or significant risk to maintain pre-*development* recharge rates for non-*major developments* or *site alterations* that would be a significant drinking threat.

3.2.5 Lake Simcoe Protection Plan

1. The Lake Simcoe Protection Plan (LSPP) applies to land shown within the jurisdiction of the Lake Simcoe Region Conservation Authority (LSRCA) which fall within the Lake Simcoe watershed as shown on Schedule F to this Plan. The intent of the LSPP is to:
- a) protect, improve and restore the elements that contribute to the ecological health of the Lake Simcoe watershed (*water quality*, hydrology, *key natural heritage features* and their functions, and *key hydrologic features* and their functions);
 - b) promote environmentally *sustainable* land and water uses, activities and *development* practices; and,
 - c) implement *sustainable development* policies and practices to protect Lake Simcoe.
2. *Development* and *site alteration* within these lands shall demonstrate conformity to the LSPP and the policies of the County Official Plan.

3.2.6 Watercourses

1. All of the watercourses in the Township as shown in the Schedules to this Plan are considered to be *key hydrologic features* since they:
- a) Convey storm and melt waters;

- b) Contain fish and *wildlife habitat* areas;
 - c) Function as corridors for migrating *wildlife habitat* movement and vegetation dispersal;
 - d) Serve to maintain the quality and quantity of surface and ground water resources; and,
 - e) Support traditional cultural activities of Indigenous People.
2. It is the intent of this Plan to protect all *watercourses* from incompatible *development* to minimize the impacts of such *development* on their function.
3. In order to implement the objectives of this Plan, the implementing Zoning By-law shall place all lands below the top of bank of any *watercourse* in a specific Environmental Protection Zone. Uses in this Environmental Protection Zone shall be limited to *conservation uses*, *existing agricultural uses* and public or private recreational uses. No buildings or structures, with the exception of structural works required for flood and/or erosion or sediment control, shall be permitted in this Zone.
4. The implementing Zoning By-law shall also specify that all *development* or *site alteration* be set back a minimum of 30 metres from the boundaries of the Environmental Protection Zone. The intent of requiring this setback is to encourage the maintenance and establishment of a vegetated buffer in this area.
5. A reduction in the thirty (30) metre setback shall not require an Amendment to this Official Plan but will require either an Amendment to the implementing Zoning By-law or a minor variance. In support of such an application, the Township will require an EIS and/or a natural hazard assessment to be submitted which would be subject to the satisfaction of the Township, in consultation with the appropriate Conservation Authority and any agency having jurisdiction. The setback shall also be reduced in *Settlement Areas* as appropriate to recognize the pattern of *existing development* and its location. Matters to be considered in reviewing an application to reduce the setback include:
- a) The nature of the soils;
 - b) The nature of the vegetation and cover;
 - c) The slope of the land;
 - d) The nature of *existing* and proposed drainage patterns;

- e) The nature of the fish and wildlife that may be present;
 - f) The scale of the proposed *development*;
 - g) The location and nature of *existing development* on the lands and *adjacent lands*;
 - h) The stability of the slope;
 - i) Water quality information at or downstream of the proposed development, where information is available; and,
 - j) Flood risk, where information is available.
6. *Development* in an area regulated by a Conservation Authority or the straightening, changing, diverting or interfering in any way with the *existing* channel or a river, creek, stream, watercourse or changing or interfering with a *wetland* shall require permission from the applicable Conservation Authority and/or any other agency having jurisdiction.

3.2.7 Natural Hazards

- 1. It is the intent of this Plan that no *development* or *site alteration* be permitted within the *floodway* of a river or stream system. Should new or additional mapping of natural hazards within the Township becomes available, the Township may amend this Plan to show the locations of the natural hazards in accordance with 3.2.7.11.
- 2. Using a One Zone Floodplain Management Approach, d~~D~~*Development* shall generally be directed to areas outside of:
 - a) *hazardous lands* adjacent to the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes which are impacted by *flooding hazards*, *erosion hazards* and/or dynamic beach hazards;
 - b) *hazardous lands* adjacent to river, stream and small inland lake systems which are impacted by *flooding hazards* and/or *erosion hazards*; and,
 - c) *hazardous sites*.
- 3. *Development* and *site alteration* shall not be permitted within:
 - a) the dynamic beach hazards;

- b) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards*, *erosion hazards* and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and,
 - c) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
4. The Township shall consider implementation of bioengineering practices to mitigate *existing* natural hazards such as erosion.
 5. The Township shall consider the potential impacts of *climate change* that may increase the risk associated with natural hazards.
 6. *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
 - a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, child care, and schools;
 - b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and,
 - c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
 7. *Development* shall occur in a manner that will protect human life and property from water related hazards such as flooding and erosion. Flood plain management shall occur on a watershed management basis giving due consideration to the upstream, downstream, and cumulative effects of *development*.
 8. Any *development* or *site alteration* permitted in the flood plain shall require written approval from the Conservation Authority or appropriate authority, in consultation with the Township.
 9. Uses which may be permitted in the flood plain subject to the approval of the regulatory agencies include:
 - a) open space for public or private recreation and related structures;
 - b) *agricultural uses* and related structures, excluding *dwellings*;
 - c) structural works for flood and erosion-sediment control;
 - d) additions to *existing* structures subject to the policies of this Plan and satisfactory engineering studies if appropriate, depending on scale;

- e) replacement structures on *existing* lots subject to the policies of this Plan, and satisfactory engineering studies; and,
 - f) Aggregate *development* provided all requirements of the Aggregate Resources Act and the relevant ~~conservation~~ authorities are met.
10. Generally, subject to the approval of the appropriate regulatory agencies, agricultural structures in the flood plain may be rebuilt where destroyed by fire or other event.
11. Flood prone areas are identified on Schedule C. In the absence of detailed flood plain analysis, a *development* applicant may be required to provide a flood plain study as a prerequisite to any *development*, prepared to the satisfaction of the Conservation Authority or other qualified professional, and the Township. The cost of preparing the study and professional review if required shall be borne by the applicant.

3.2.8 Hazardous Slopes

1. The following policies shall apply to *development* proposed in association with steep slopes and ravines:
- a) With the exception of aggregate extraction operations, *development* shall not be permitted on slopes which are subject to active erosion or historic slope failure.
 - b) With the exception of aggregate extraction operations, *development* shall be sufficiently setback from the top of bank of slopes greater than 33% or 3 to 1. The *development* setback distance shall be determined in consultation with the appropriate Conservation Authorities. The following criteria shall be considered when establishing the setback distance: soil type and groundwater patterns; vegetation type and cover; severity of slope; and the nature of *development*.
 - c) In some instances where a sufficient *development* setback cannot be achieved, the proponent may be required to provide a slope stability analysis as a prerequisite to any *development*. The analysis shall be prepared to the satisfaction of the Township.

3.2.9 Natural Fire Hazards

1. *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*.

2. *Development* may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with MNRF's *wildland fire assessment and mitigation standards*.

3.2.10 Human Made Hazards

1. If the site of a proposed *development* is known or suspected to be contaminated or negatively impacted by human-made hazards, lands affected by mine hazards, oil, gas, and salt hazards, or former *mineral mining operations, mineral aggregate operations*, or petroleum resource operations, the Township shall require a study be prepared in accordance with provincial government guidelines to determine the nature and extent of the contamination or hazard, and the identification of a remedial plan if required. Where the need for remediation is identified, the site shall be restored in accordance with the remedial plan to ensure there will be no *adverse effects* on the proposed use or adjacent land uses.

3.2.11 Climate Change

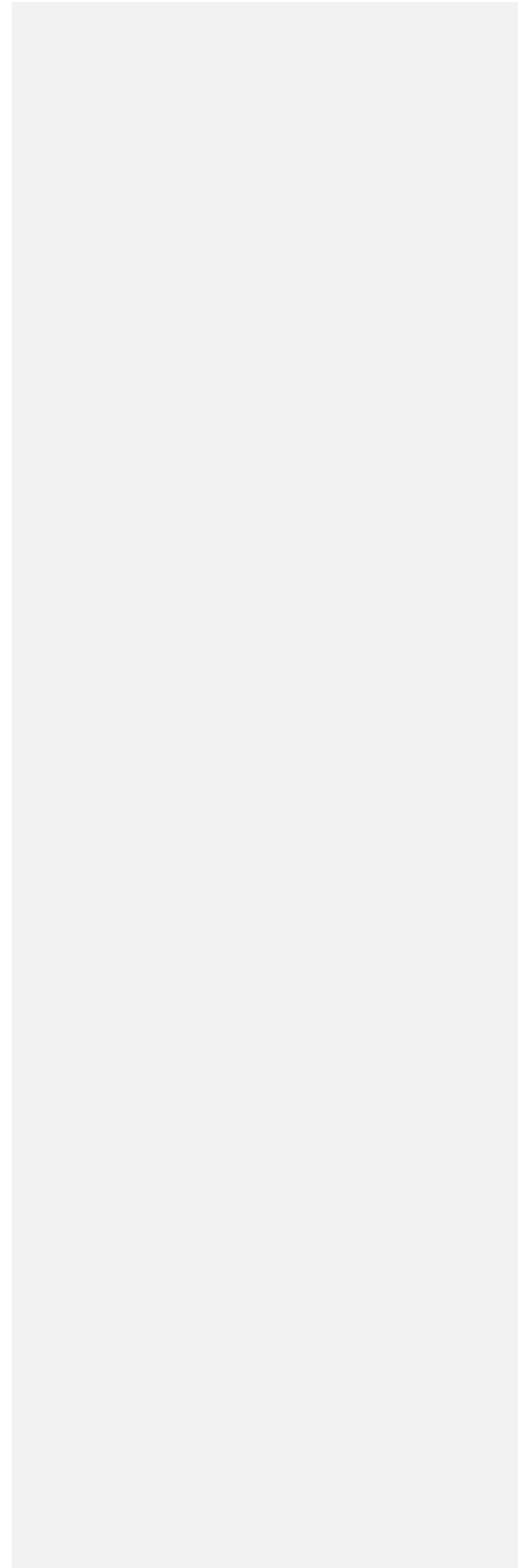
1. It is a goal of the Township to provide for the protection and enhancement of the tree canopy and natural vegetation, which help to mitigate the *impacts of a changing climate*.
2. The Township shall prepare for the *impacts of a changing climate* through land use and *development* patterns which:
 - a) promote compact form;
 - b) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit, including development of *active transportation*, in the future;
 - c) encourage transit-supportive *development* and *intensification* to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
 - d) maximize native and non-invasive vegetation within *Settlement Areas*, where feasible;
 - e) consider strategic locations for current and future installation of electric vehicle charging stations in *development* proposals; and,
 - f) require the submission of a Tree Inventory and Preservation Plan and Report for all proposals for a plan of subdivision.

3. The Township shall consider mechanisms to facilitate installation of *green infrastructure* and *Low Impact Development* (LID) structures.
4. The Township encourages Provincial and Federal initiatives to develop and enforce improved emission standards for motor vehicles and industrial operations.
5. The Township shall consider the establishment of greenhouse gas inventories and development of strategies to reduce greenhouse gas emissions and improve resiliency.

3.2.12 Energy Conservation, Water Conservation & Air Quality

1. The Township shall contribute to and promote a culture of conservation among all public, private, non-governmental, and community groups and local citizens, and aim to reduce energy use in all sectors. The Township may establish sector-specific targets for energy use reductions.
2. The Township shall promote energy conservation, water conservation, and improved air quality through land use and *development* patterns that:
 - a) promote compact, mixed use *development*;
 - b) promote *active transportation* and the use of transit;
 - c) maximize, where appropriate, the use and production of *alternative energy systems* or *renewable energy systems*, such as solar, wind, biomass or geothermal energy;
 - d) promote forest management and reforestation efforts as a means of fostering maintenance and improvement of air quality and sequestering carbon;
 - e) maximize the use of *existing* natural areas and newly planted vegetation to reduce the urban heat island effect;
 - f) promote design and site orientation, which maximizes the use of passive solar opportunities;
 - g) promote opportunities for water recycling; and,
 - h) promote opportunities for community gardens and pollinator gardens.
3. *Renewable energy systems*, *alternative energy systems*, and district energy systems should be promoted, where feasible, in accordance with provincial and federal requirements.

4. The Township shall work in co-operation with the appropriate agencies to assist in the maintenance and improvement of air quality in the Township.



PART 4: GENERAL POLICIES

4.1 Infrastructure & Public Service Facilities

Infrastructure and *public service facilities* are necessary components of a healthy, *sustainable* community. Municipalities use tools such as Asset Management Planning to ensure that *infrastructure* needs are met over the long term, including capital and operating considerations. Municipalities also use planning and financial tools during the *development* process to ensure that “growth pays for growth”. For example, Development Charges and Community Benefit Charge By-laws allow municipalities to access revenue for provision of parks, libraries, roads, and schools. To support and accommodate population and housing growth, appropriate *infrastructure* and *community facilities* need to be provided. The co-location of *public service facilities* in community hubs is strongly encouraged, especially where such hubs are accessible by *active transportation*.

4.2 Water & Wastewater Services

4.2.1 Planning for Water & Wastewater Services

1. Planning for water and wastewater services shall:
 - a) direct and accommodate expected growth or *development* in a manner that promotes the efficient use and optimization of *existing* services;
 - b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;
 - c) be in accordance with the servicing hierarchy which prioritizes full municipal services over individual private services and does not permit new communal systems;
 - d) integrate servicing and land use consideration at all stages of the planning process;
 - e) maintain the quality and quantity of surface and groundwater resources;
 - f) promote water conservation and water use efficiency; and,
 - g) consider the impacts of a changing climate.

2. The cost of providing services to facilitate *development* shall be borne entirely by the developer.
3. In general, new *development* will be directed to the *Settlement Areas*, as identified on Schedules A, B1 and B2. Higher order forms of servicing, including full municipal water and sanitary sewer services are the preferred form of service *infrastructure*, and will be required for all residential, commercial, industrial and institutional *developments* in the Township's *Settlement Areas*.
4. The extension of municipal sewer and water services may be considered to the satisfaction of the Township to support *development* within the *Settlement Areas* or *Rural Settlements*. Where appropriate, such extensions will form part of a comprehensive planning study or a detailed secondary planning process for these areas, and be in accordance with the following:
 - a) The extension will serve growth in a manner that is consistent with the *intensification* and density targets of this Plan; and,
 - b) A comprehensive water or wastewater master plan or equivalent.
5. Prior to the creation of any new lot, approval of any new *development* or *redevelopment* or zoning by-law amendment in any *Settlement Area* or *Rural Settlements*, the Township shall be satisfied that ~~sustainable~~appropriate services outlined in Sections 4.22 and 4.23 are available to the lands and that there is sufficient capacity to accommodate the use. Any proposal that would require the extension of water or sewage services shall provide a comprehensive servicing analysis prior to consideration of the proposal.
6. *Development of garden suites, Additional Residential Units* or multi-unit residential *developments* may also be required to demonstrate sufficient reserve capacity.
7. All lots or blocks within a plan of subdivision or condominium shall generally be placed in a Holding (H) zone under the implementing Zoning By-law until such time as all necessary approvals for *development* have been obtained, *existing* servicing capacity allocation is available, and all other matters required by the Township have been satisfied.

4.2.2 Servicing in Settlement Areas

1. Municipal water services and municipal sewage services are the preferred form of servicing for new growth opportunities within the *Settlement Areas*. *Intensification* and *redevelopment* within the *Settlement Areas* shall be on *existing* municipal sewage services and municipal water services.
2. Uses that are currently on private or *partial services* within this area may be required to connect to municipal services as a condition of any *redevelopment* or

based on servicing availability provided that such connections are technically and economically feasible as determined by the municipality.

3. *Existing on-site sewage services* that are nearing the end of their life cycle and are required to be replaced shall connect to municipal services based on servicing availability.
4. New *development* on the basis of partial (water or sewer only) or private servicing systems shall only be permitted in or as an extension of areas already equipped with such services.
5. Notwithstanding Sections 4.2.2(1) to 4.2.2(4), where the provision of full municipal services is not possible, consideration may be given to the use of private servicing systems to service new *developments*. The use of such services shall only be permitted on the basis of studies, completed to the satisfaction of the Township and/or other responsible approval authority(s) establishing the technical and environmental suitability of the services to support the form of *development* proposed. Furthermore, these services shall be considered temporary, and, at such time as they may become available, shall be replaced by municipal services.
6. Prior to the creation of any new lot, approval of any new *development* or *redevelopment* or zoning by-law amendment in any *Settlement Area*, the Township shall be satisfied that appropriate services outlined in Sections 4.2.2 and 4.2.3 are available to the lands and that there is sufficient capacity to accommodate the use. Any proposal that would require the extension of water or sewage services shall provide a comprehensive servicing analysis prior to consideration of the proposal.
7. All *development*/servicing approvals obtained prior to the adoption of this Official Plan may be recognized provided the Township and/or other responsible approval authority(s) is satisfied regarding the functional adequacy of the proposed water supply and/or sewage disposal system.

4.2.3 Servicing in Rural Settlements

1. During the planning period of this Plan, it is expected that new growth within the Township's *Rural Settlements* will occur on full municipal water systems where such systems exist and *individual on-site sewage services*.
2. *Development* within *Rural Settlements* that are outside of the established municipal water service area shall occur on full site-specific communal or private water supply and sanitary sewage disposal services, subject to the preparation of studies, completed to the satisfaction of the Township and/or other responsible approval authority(s), demonstrating their technical and environmental adequacy to support the level of growth proposed.

3. *Development* within *Rural Settlements* generally shall be limited to infilling and/or the minor extension of *existing* residential neighbourhoods.

4.2.4 Private Communal Water and Wastewater Systems

1. Private communal water and wastewater systems shall only be considered by the Township where full municipal services are not available. Consideration of any private communal water and wastewater systems shall be accompanied by confirmation that all outside regulatory requirements are met and the services shall be *sustainable* and privately administered.
2. Where a *development* is proposed on a private communal water and wastewater system, the applicant shall provide a report on the servicing options to the satisfaction of the Township and MECP or its delegate. Any proposal to develop lands utilizing private communal water and wastewater services shall require an amendment to this Plan and approval by the Ministry.

4.2.5 Private Water and Sewage Systems

1. On lands outside *Settlement Areas* and/or *Rural Settlements*, *development* shall generally occur on *individual on-site sewage services* and *individual on-site water services*.
2. Where permitted, *employment areas* may be developed on *individual on-site sewage services* and *individual on-site water services*, where the system is only intended for treating domestic waste or where it has been demonstrated, to the Township's satisfaction, that any discharges from the use can be appropriately handled by the private sewage system with appropriate Provincial agency comments and approvals.
3. Residential *development* on *existing* lots in the Agricultural, ~~and~~ Rural ~~and~~ Shoreline designations shall be designed, engineered, and planned to be *sustainable* on *individual on-site sewage services* and *individual on-site water services*.
4. Council shall encourage the use of new technology in sewage disposal systems in an effort to reduce nitrate and phosphate in the effluent and to reduce the impact on ground and surface waters.
5. Where a new *development* of five or more residential units is proposed within a *Rural Settlement* on *individual on-site sewage services* and *individual on-site water services*, or where a proposed *development* may generate more than 10,000 litres of effluent per day, Council shall require the submission of a report to the satisfaction of the Township or its delegate, in accordance with MECP or designate applicable guidelines and legislation to demonstrate that site

conditions are suitable for the long term provision of such services and addresses the following:

- a) protection, improvement, or restoration of the quality and quantity of surface and groundwater features and their hydrologic functions;
 - b) potential interference with other wells and designated *vulnerable areas*;
 - c) site and soil suitability; and,
 - d) recommended type of sewage disposal system.
6. A sewage system that is to treat more than 10,000 L/day of effluent is considered a “large” system and is outside of the jurisdiction of the Ontario Building Code. Such a system would require review and approval by MECP or designate, pursuant to Section 53 of the *Ontario Water Resources Act*.

4.2.6 Partial Services

1. *Partial services* shall not be permitted except where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in *existing developments* or pursuant to Policy 4.2.3.2.
2. The Township shall ensure that municipal water systems perform within permitted operating standards. Prior to *development* approval involving significant lot creation and/or *development*, the Township may require the preparation and approval of a functional servicing report. Notwithstanding any land use designations, limitations on the capacity or operating performance of the municipal water systems will be a constraint to further development. The Township will continue to monitor treatment capacities and operational effectiveness of this municipal system.

4.2.7 New or Expansions to Municipal Water and Sewage Systems

1. The Township shall endeavour to forecast and obtain all approvals for the required future expansion of *existing* municipal water and sewage service facilities; however increases to the capacity of the municipal water and wastewater systems will primarily be sought to accommodate new *development* during the planning period to support the achievement of the population and employment growth forecasts, together with the Intensification and Density Targets prescribed for in this Plan.
2. Where this Plan permits new or expanded municipal water and sewage services, they will only be considered by the Township as follows:
 - a) The system is financially viable to the Township or its users over the long term;

- b) Strategies for water conservation are considered; and,
 - c) A comprehensive Master Plan or similar Plan undertaken to the satisfaction to the Township and relevant agencies has been prepared, which demonstrates that any effluent discharge or water taking will not negatively impact water quality or quantity.
3. When expansion of the *existing* municipal water and/or sewage facilities become necessary to the satisfaction of the Township or as required by a Provincial agency, such expansion shall be subject to the approval process under the *Environmental Assessment Act*. The Environmental Assessment approvals may include the phased expansion of municipal facilities, with additional design servicing capacity for future expansion phases, as well as other associated municipal *infrastructure* works, as further provided under this Plan.

4.3 Stormwater Management

4.3.1 Planning for Stormwater Management

1. The Township is supportive of innovative stormwater management works to control the quantity and quality of stormwater runoff, erosion control, sedimentation control and temperature control subject to the Township's approval, in consultation with the applicable agency. The municipality encourages:
- a) implementation of a hierarchy of at source, lot-level, conveyance and end-of-pipe controls;
 - b) the implementation of innovative stormwater management measures;
 - c) flexibility in the Township of Oro-Medonte Development Engineering Policies, Process and Design Standards, as amended ("Township Standards") to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches, curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
 - d) implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and,
 - e) implementation of source control programs, which are targeted to *existing* areas that lack adequate stormwater controls.

2. The Township shall ensure that stormwater management design and practices have post development stormwater flow rates that match pre *development* stormwater flow rates and where possible, minimize flow rates, minimize contaminant loads, and where feasible maintain or increase the extent of vegetative and pervious surfaces.
3. *Development* shall adhere to Provincial and applicable agency guidelines for stormwater management best practices (BMPs). The use of LID approaches to stormwater management shall be incorporated wherever possible in order to manage stormwater on-site through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Green infrastructure* should be used to compliment traditional *infrastructure* wherever possible.
4. Consideration shall be had for the *impacts of a changing climate* by planning for stormwater management facilities and systems which are adaptive to *climate change* impacts, such as increased frequency and intensity of storm events and *flooding hazards* and shall be implemented through the *development* review process.
5. Stormwater management facilities shall be permitted in all land use designations except in the Environmental Protection designation. Stormwater pond outflows and stormwater pond infiltration trenches may be allowed within Greenlands and Environmental Protection designations subject to approval of an EIS and any required provincial and/or federal environmental assessment process or proceedings under the *Drainage Act*.
6. A stormwater management system, whether public or private, shall obtain a MECP Environmental Compliance Approval (ECA), where applicable. Where the stormwater management system is public, and located on public lands, the ECA shall be transferred to the Township.
7. Proposals for *development* proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan shall be supported by a stormwater management report or equivalent, that:
 - a) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate LID and *green infrastructure*;
 - b) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, soil erosion, sediment deposition, and impervious surfaces;
 - c) demonstrates an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through

measures including source controls, lot-level controls and conveyance techniques, such as grass swales; and,

- d) aligns with the stormwater master plan or equivalent for the *Settlement Area*, where applicable.

4.3.2 Stormwater Management Reports

1. All proposals for major commercial, industrial, institutional and residential *development* (five lots of more or as deemed required by the Township) shall be supported by a Stormwater Management (SWM) report. For the purposes of this Section, *major development* is defined as any *development* with buildings, structures, parking areas, and/or driveways that have a combined area of more than 500 square meters. The content and scope of the SWM report shall be determined when the *development* is proposed. It shall be one of the objectives of the SWM Report to demonstrate how the runoff from *development* will be managed on-site and off-site to maintain or improve the receiving watercourse and its *ecological functions*.
2. The SWM Report shall be prepared by a qualified professional engineer to the satisfaction of the Township and the appropriate agencies and be prepared in accordance with the more restrictive of The Stormwater Management Practices Planning and Design Manual (2003) or its successor and with the Township Standards, as amended, the *Fish Habitat* Protection Guidelines for Developing Areas (1994), the MTO Drainage Management Manual (1997) and any governing conservation authority guidelines and shall address the following:
 - a) Control post-*development* runoff rates to all roadside drainage and *existing infrastructure* to the pre-*development* condition for the 1:2 year through 1:100 years design storm event or Hurricane Hazel storm (1954)/Timmins storm flooding hazard limit, whichever is greater;
 - b) Site-specific assessment to determine whether equalization of runoff rates is actually possible and what the significance of changes in runoff rate would actually be on the particular surface water bodies which could be affected;
 - c) maintain post *development* runoff water quality to meet applicable provincial/federal/conservation authority guidelines and standards for stormwater quality;
 - d) All attempts should be made to maintain *existing* watershed boundaries and drainage patterns;

- e) Identify the erosion and sedimentation control measures required to be undertaken during construction to mitigate the potential *negative impacts* of the *development*;
 - f) Describe how the stormwater plan will provide for the protection and maintenance of *natural heritage systems*, including *fish habitat*; and,
 - g) How the landscaping plans are recommended as part of the stormwater management plan as vegetation is considered as an important functional component in the design of stormwater management facilities.
3. Within the Lake Simcoe Protection Plan area, all applications for *major development* shall be accompanied by a stormwater management report that demonstrates:
- a) consistency with stormwater management master plans prepared for each *Settlement Area*;
 - b) consistency with sub-watershed evaluations and water budgets;
 - c) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
 - d) through an evaluation of anticipated changes in the water balance between *pre-development* and *post-development*, how such changes shall be minimized; and,
 - e) through an evaluation of anticipated changes in phosphorus loadings between *pre-development* and *post-development*, how the loadings shall be minimized.
4. All stormwater management facilities in a Plan of Subdivision shall be placed in an appropriate zone category in the implementing zoning by-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium *developments* and other large single uses may be privately owned and maintained. Agreements with the municipality may be required as a condition of approval, to provide for their continued maintenance.
5. Lands required for stormwater management facilities shall be dedicated, at no cost, to the municipality.

6. A stormwater management plan or report must be reviewed and approved by MTO for those *developments* located adjacent to or in the vicinity of a provincial highway, where drainage would impact a highway downstream.

4.4 Transportation

4.4.1 Planning for Multi-Modal Transportation

1. The Township provides for a range of *multi-modal transportation systems* and networks including roads, cycling and trails, water and air transportation, intercommunity bus service and rail corridors. The Township shall prepare a Transportation Master Plan (TMP) to support areas of growth, and develop a strategy to recover costs, fund highwayroad improvements required to support growth and future development. The Township will involve the MTO in the TMP to assess any highway improvements. It is an objective of this Plan to plan for a strong and efficient *multi-modal transportation system* that:
 - a) Facilitate the movement of both people and goods to and from the various communities within the Township and to and from adjacent municipalities;
 - b) Facilitate an *active transportation* network to connect *developments* to community *infrastructure* such as commercial/retail, schools, facilities, parks and open space, employment lands and natural areas;
 - c) Ensure that new *development* does not create a traffic hazard;
 - d) Ensure appropriate right-of-way widths for all *existing* and proposed roads;
 - e) Adopt a *complete streets* approach that ensures the current and future needs and safety of all road users are considered and appropriately accommodated;
 - f) Provide for development and implementation of transportation demand management policies; and,
 - g) Restrict *development* on non-winter-maintained roads, private roads, and individual rights-of-way unless an agreement on services is registered on title.
2. Simcoe County LINX provides existing transit service between Orillia and Barrie (Route 3) and between Midland and Orillia (Route 6), with stops in the Township. The Township shall promote the use of this transit service as an alternative to the use of private motor vehicle while also supporting *active transportation*.
3. The Township shall work with the County and MTO to help improve access to and availability of transit service to help realize the Provinces goal of delivering

local and intercommunity bus services through Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe.

4.4.2 Road Hierarchy & Network

1. The *transportation system* is shown on Schedule D1 to this Plan and along with the policies of this Subsection, shall be used as a framework for planning for the safe and efficient movement of people and goods and access to convenient transportation options including opportunities for *active transportation*.

4.4.2.1 Provincial Highways

1. Provincial Highways (Highways 11, 12 and 400) are under the jurisdiction of MTO and shall be protected for their through-traffic and goods movement functions. It is the intent of this Plan to direct the majority of through-traffic and major traffic volumes to the Provincial Highways.
2. Provincial Highways function as roads that carry large volumes of traffic between southern Ontario and Northern Ontario. It is anticipated that traffic flows on these roads will increase in the future as the population of southern Ontario grows. New individual accesses to these highways are therefore prohibited.
3. Where *development* is proposed in the vicinity of a Provincial Highway or interchange, the MTO shall be consulted during any planning process. Any information or studies required by the MTO shall be prepared and submitted by the proponent to the MTO in accordance with the MTO requirements, and any permits and agreements required by the MTO shall be in place prior to *development* in the vicinity of a Provincial Highway.
4. In addition to all the applicable municipal requirements, all proposed *development* located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future *development* that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access to Provincial Highways shall not be permitted except as authorized by the MTO.
5. The right-of-way width of Provincial Highways shall be in accordance with MTO requirements. Any widenings, sight triangles or other dedications required by the MTO for Provincial Highways shall be provided and facilitated by the landowner.

6. Minimum setbacks to the limit of the right-of-way of Provincial Highways shall be provided in accordance with the MTO requirements. Any road, intersection or drainage improvements, tree planting, landscaping or other measures required by the MTO related to *development* in the vicinity of a Provincial Highway shall be provided by the proponent of *development* in the vicinity of a Provincial Highway.
7. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners and/or the MTO to ensure the requirements for *development* in the vicinity of a Provincial Highway are satisfied.
8. The *development* of new service roads to access *development* along Highway 400 and Highway 11 is encouraged by this Plan. Alternatively, the consolidation of properties and the consolidation and reduction of *existing* entrances is encourage by this Plan.

4.4.2.2 County Roads

1. County Roads are under the jurisdiction of the County of Simcoe and will be protected for their through-traffic and goods movement functions. It is the intent of this Plan to direct through-traffic and major traffic volumes that are not accommodated by the Provincial Highways to the County Roads, wherever possible.
2. County Roads function as roads that serve a regional role by carrying traffic through the Township or from the Township to neighboring municipalities.
3. Where *development* is proposed in the vicinity of a County Road, the County shall be consulted. Any information or studies required by the County shall be prepared and submitted by the proponent to the County in accordance with the County's requirements, and any permits and agreements required by the County shall be in place prior to *development* in the vicinity of a County Road.
4. Direct access to County Roads shall not be permitted except as authorized by the County. New entrances to County Roads for individual residential lots created after June 30, 1996 are not permitted except within *Settlement Areas* and in accordance with the County of Simcoe by-law regulating access to County Roads.
5. The right-of-way width of County Roads shall be in accordance with County requirements. Any widenings, sight triangles or other dedications required by the County shall be provided and facilitated by the landowner.
6. Minimum setbacks to the limit of the right-of-way of County Roads shall be provided in accordance with the County's Road Setback By-law requirements. Any road, intersection or drainage improvements, noise attenuation, tree

planting, landscaping or other measures required by the County related to *development* in the vicinity of a County Road shall be provided by the proponent of *development* in the vicinity of a County Road.

7. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners and/or the County to ensure the requirements for *development* in the vicinity of a County Road are satisfied.
8. The planning of any new Township Road connections to County Roads or improvements to *existing* Township Roads intersecting County Roads shall be coordinated with the County to address access management, intersection controls and local land use and transportation needs.
9. The Township will work with the County to review the needs and opportunities for pedestrian, cycling and transit facilities along County Roads and the implementation of *complete streets*, particularly the provision of sidewalks where County Roads are located within *Settlement Areas*, and to ensure that local planning and investments in *active transportation* facilities and *infrastructure* are integrated and coordinated with those of the County to maximize *connectivity* and efficiencies.

4.4.2.3 Township Roads

1. Township roads are under the jurisdiction of the Township of Oro-Medonte and shall be protected for their through-traffic and goods movement functions and to distribute traffic to or from other classes of roads in the *transportation system*.
2. The Township may require as a condition of *development* that sufficient lands be conveyed to provide road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township.
3. The Township's road system shall be comprised of local and collector roads including:
 - a) Local urban;
 - b) Local rural;
 - c) Local haul route;
 - d) Collector urban;
 - e) Collector rural; and,
 - f) Collector haul route.
4. Within *Settlement Areas*, Township roads shall generally be developed to an urban standard, with trails/walkways/sidewalks on one side of the street connecting residents to *community facilities*, as required by the Township.

Outside of *Settlement Areas*, Township roads will generally be developed to a rural standard. The Township shall consider opportunities for pedestrian and cycling facilities along Township roads, wherever feasible and appropriate, to promote *active transportation*, pedestrian-oriented and *complete streets* within *Settlement Areas*, and public health and safety.

5. All industrial roads within the Township shall be considered as collector roads.
6. Haul routes serve the aggregate resource industry and are intended to connect aggregate operations (i.e. quarries, pits, etc.) to the arterial road network. In ideal situations, haul routes are limited to collector roads; however, depending on the location of the aggregate operations, use of local roads may be required.
7. Direct access to *abutting* properties along Township roads shall be permitted and shall be subject to Township approval of driveway locations, widths, spacing and other parameters. Access by means of a service road or combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.

4.4.3 Private, Unassumed & Partially Maintained Roads

1. The other types of roads in the Township include:
 - a) Private roads which cross private property to access a lot;
 - b) *Unopened road allowances*;
 - c) Unassumed roads; and,
 - d) Roads that are owned and maintained by a public authority for only a part of the year.
2. The creation of lots on roads set out in a), b), c) and d) above is not permitted.
3. All lots that front on these roads shall be subject to Site Plan Control and be subject to a Holding provision in the implementing Zoning By-law.
4. The *development* of new *dwellings* or any buildings containing a non-residential use on *existing* lots on these roads is not permitted until the road is brought up to municipal standards and maintained on a year-round basis. The cost of bringing such a road up to municipal standards shall be borne by the landowners that will benefit from the upgrading of the road.
5. The construction or *development* of new private roads or extensions to *existing* private roads shall not be permitted unless the private road is in a Plan of

Condominium. New rights-of-way, in the form of private driveways, may be granted by the Committee of Adjustment for access only to parcels that are presently land located and which are the site of a residential use on the date the implementing by-law is passed. All proposed rights-of-way for *existing* public road that is maintained year-round and is of a standard acceptable to the Township.

6. Exceptions may be considered in areas where:
 - a) *development* is for replacement of an *existing dwelling, existing accessory building, existing agricultural building* or for a new *accessory building*; or,
 - b) *development* is proposed by way of Plan of Condominium where multiple accesses over condominium blocks or private lands is required to access other condominium blocks. In such case, the Township shall ensure, through agreements, that access for emergency vehicles is continuously available and that the accesses are appropriately designed for their intended and future use.
7. None of the foregoing policies are meant to apply to internal or external private haul routes for an aggregate extraction operation, which might otherwise be considered a private road.
8. This Plan is not intended to commit Council to provide funding for constructing, upgrading or maintaining private, unassumed and partially maintained roads, or to approve the constructing, upgrading or maintenance of a road within a Township owned road allowance or other municipal right-of-way.
9. Section 4.4.3 does not apply to Condominium Roads.

4.4.4 Conditions for Removal of Holding Provisions

1. The following criteria shall be satisfied prior to Council removing a Holding Provision applying to lots that are subject to Section 4.2 (Water and Wastewater Servicing), Section 4.3 (Stormwater Management) and Section 4.4.3 (Private, Unassumed & Partially Maintained Roads):
 - a) The use on the lot must be permitted by the implementing Zoning By-law;
 - b) The lot and all buildings and structures on the lot shall comply with the implementing Zoning By-law;
 - c) The appropriate approvals are obtained for wastewater disposal and a potable water supply is available;

- d) If required by the Township pursuant to Section 4.4.3, the property owner, at his or her expense, enters into a Site Plan Agreement with the Township that indicates that:
- i. The owner acknowledges and agrees that the lot in question does not front on an improved public road;
 - ii. The owner acknowledges and agrees that the Township does not or is not required to maintain or snow plow the said road;
 - iii. The owner acknowledges and agrees that the Township will not take over or assume an unopened, unassumed or private road as a Township public road unless it has been built according to Township standards;
 - iv. The owner acknowledges and agrees that the Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a Building Permit;
 - v. The owner acknowledges and agrees that the Township accepts no criminal or civil liability for any delay or inability to supply firefighting or emergency services due to the lands not having frontage on an improved public road or due the existence of any conditions, environmental factors or constraints that may impede emergency access to the lands; and,
 - vi. The Site Plan Agreement shall, at the expense of the owner, be registered against the lands.

4.4.5 Rights-of-Way

1. Determining the appropriate right-of-way widths for Provincial Highways and County Roads is the responsibility of either the Province or the County. Right-of-way widths for County Roads shall be in conformity with the County Official Plan.
2. Transportation corridors and right-of-ways shall be protected for their intended transportation functions and based on the ultimate right-of-way width required.
3. *Development* shall not be permitted that could preclude or negatively affect the use of transportation corridors, and new *development* shall be *compatible* with and supportive of the use of transportation corridors for their intended purpose and functions based on the hierarchy of roads and other components of the *transportation system* identified and established in this Plan.

4. New *development* shall be located and designed to ensure that potential impacts on the *transportation system* will be avoided, mitigated or minimized.
5. The minimum right-of-way width for local Township roads, not including those stipulated in an Approved Plan of Subdivision Design, shall be 20 metres. The minimum right-of-way width for collector Township roads shall be 23 metres. However, reduced right-of-way widths may be considered by Council in new *development* occurring within plans of condominium to foster the *development* of compact communities. Wider right-of-way widths may also be required to provide sufficient road *infrastructure* in certain areas of the Township.
6. The right-of-way width on County Road 127 from Highway 11 to Horseshoe Valley Road (County Road 22) shall be 30.5 metres and Line 7 South from Highway 11 to the southern boundary of the lands subject to the Oro Centre Secondary Plan is 26.0 to 30.0 metres.
7. The Township may require as a condition of *development* that sufficient lands be conveyed to provide for the road right-of-way widths in accordance with the policies of this Plan. Notwithstanding the right-of-way widths identified in this Plan, additional widths may be required for additional turn lanes at intersections, right-of-way transitions, *utilities*, drainage, cycling and pedestrian facilities, grading/cuts and fills and/or sightlines.
8. The Township may require as a condition of *development* that sufficient lands be conveyed for appropriate daylighting triangles on streets. The conveyance of lands for daylight triangles shall be in accordance with the Township's approved standards for daylighting triangles and shall form part of the minimum required right-of-way.
9. The classification of Township Roads identified on Schedule "D1" may be reviewed periodically to determine if changes in classification of individual roads are warranted with consideration to the functions of the roads and traffic volumes carried, planned road improvements, potential impacts of such changes on traffic operations and adjacent land uses and the Township's ability to maintain and improve the road network. Any changes to the classification of Township Roads on Schedule "D1" initiated or approved by the Township shall be implemented without the need for an amendment to this Plan. The Township shall update this Plan as necessary to reflect any changes made by the Province and/or the County to the classification of Provincial Highways and County Roads, respectively, or changes in road jurisdiction, and such changes do not require an amendment to this Plan.

4.4.6 Traffic Impact Studies

1. Traffic Impact Studies may be required by the Province, County or Township to support a *development* application, to ensure that the proposed *development* can

be designed and sited to ensure that the impacts of the *development* on the adjacent road network are minimized, and safety and drainage concerns are appropriately addressed. The Traffic Impact Study shall be completed in accordance with the specific requirements of the Province, County or Township, as appropriate.

2. Traffic Impact Studies may be required for *development* proposed either adjacent to or in the vicinity of Provincial Highways or County Roads which may have an impact on the highway or County Road.
3. Any required road improvements recommended from the Traffic Impact Study would be at the owner/developer's expense.
4. The Township shall require information contained within Traffic Impact Studies to be consistent with the County's General Guidelines for Traffic Impact Studies and if applicable, MTO Traffic Impact Study Guidelines.

4.4.7 Trails and Active Transportation

1. It is a policy of this Plan that a network of publicly-accessible trails, former rail corridors, walkways, or sidewalks be developed and maintained to promote the use of *active transportation* for utilitarian and leisure purposes.
2. Where new *development* is proposed, regard shall be had for potential connections to the *existing active transportation system* or *development* of new linkages, including linear parks.
3. *Development* applications will be evaluated for opportunities to incorporate *active transportation*, including but not limited to land dedication, *connectivity* to other routes, community *infrastructure* and linking of neighbourhoods and *Settlement Areas*.
4. Multi-lot or multi-unit *development* proposals by plan of subdivision or condominium as well as commercial and institutional *development*, including *re-development*, in *Settlement Areas*, shall include *active transportation* routes both internally and linkage to external routes and, where feasible and applicable, public areas. These elements shall include sidewalks and may include, but not be limited to, trails and bicycle paths. Such linkages shall be required irrespective of any immediate linkage potential to off-site facilities.
5. All urban cross-sections are to provide sidewalks on one side for local roads and both sides for collector roads.
6. Consideration shall be had for the Simcoe County Trails Strategy, and opportunities to connect to identified networks will be pursued, as feasible.

7. Opportunities to connect *active transportation* networks to *existing* and future transit networks will be pursued, as feasible.
8. The Township shall improve local and regional cycling linkages by working with Indigenous communities, private landowners, applicable authorities, conservation authorities the County and provincial agencies to expand cycling routes, *infrastructure* and amenities identified in and connecting to the Province-wide Cycling Network.
9. Any proposals for snowmobile or trail crossing a provincial highway will require the prior approval of MTO. Crossings may be permitted subject to restrictions. Trails running along MTO right-of-way will not be permitted.
10. The Lake Country Oro-Medonte Rail Trail is a unique and irreplaceable Township asset and is a strategic transportation corridor that is to be preserved for *existing* and future transportation uses.
11. The protection of the Lake Country Oro-Medonte Rail Trail for *existing* and future transportation use requires that the integrity of the rights-of-way be maintained. As such, the Township shall maintain ownership of the corridor and shall not permit any encroachment or easement on the rail trail right-of-way that may inhibit or compromise its continued use as an *active transportation* facility.
12. The Township shall place the rail trail in an appropriate zone category in the implementing zoning by-law to ensure that *development* is *compatible* and harmonious with the continued use of the trail as an *active transportation* facility.

4.4.8 Air Transportation

1. All *existing* air facilities shall be protected for the long term. All *existing* and future airport uses are under Federal jurisdiction and shall comply with the *Federal Aeronautic Act* and Regulations.
2. The Township shall not be supportive of any new airports and aerodromes facilities being located within the Greenlands designation or in locations that would result in land use conflicts with surrounding uses.
3. Expansion to air facilities shall be considered with regard to land use policies of this Plan using a coordinated approach with the Township, County and the Federal Government. Any expansion shall ensure that projected aircraft noise is *compatible* with *existing* and planned land uses in the vicinity of the airport.
4. Refer to Section 2.8.2 for additional information regarding the Airport.

4.4.9 Rail Transportation

1. All *existing* rail facilities shall be protected for the long term.

2. The Township shall encourage the grade separation of railway lines and major roads and the improvement of safe grade crossings on all roads.
3. The Township shall consider closing grade crossings where deemed appropriate.
4. Consultation is required with the Canadian Pacific Railway, where applicable, for any *development, redevelopment* or *site alteration* adjacent to or within the vicinity of railway main line or spur line right-of-ways. Noise, vibration, drainage and other studies may be required in the evaluation of *development, redevelopment* or *site alteration*. Noise and vibration attenuation, minimum building, structure and use setbacks from the rail right-of-way, berming, buffering, safety features, and other mitigative measures may be required, as well as safety clauses, warning clauses, environmental easements and assigning of rights-of way.

4.5 Waste Management

1. Waste Management consists of the collection, transport, processing, recycling, composting, disposal and monitoring of waste materials. The County is responsible for Waste Management in the Township. The following policies are intended to achieve efficient and *sustainable* waste management in the Township of Oro-Medonte and encourage and promote the reduction, reuse, and recycling objectives.

4.5.1 Waste Management Sites

1. *Waste management sites*, and land uses within their vicinity, shall be located and designed in accordance with the Environmental Assessment Act and the *Planning Act* and the policies of this Plan. The Province's D-4 Guideline forms the basis of the Township's Waste Disposal Site Policies of this Plan.

4.5.2 Mapping of Waste Management Sites

1. There is one County owned open *waste management site* located at 610 Old Barrie Road West, Lot 11, Concession 6 (Oro), and one closed *waste management site* ~~in~~ at 563 Mount St. Louis Road, Lot 10, Concession 5 (Medonte) in the Township as shown on Schedule E of this Plan. The boundaries of County owned and operated *waste management sites* are the property boundary of the lands owned by the County on which *waste management site* activities occur.
2. The locations of private, local municipality, and provincially owned or operated *waste management sites* are shown on Schedule E.
3. Where MOECP identifies that a *waste management site* may be removed or must be added to Schedule E of this Plan, amendments to this Plan are not required.

4. Where policy requires that an amendment to this Plan is required to remove or add a *waste management site*, a mapping change will occur as part of that amendment.

4.5.3 D-4 Assessment Areas

1. The *D-4 Assessment Areas* are where *landfilling* related impacts may be present at *waste management sites*.
2. The recognized best practice to regulate land use on or near *waste management sites* is the Province's Guideline D-4 which provides that generally an area within 500 metres of a *Fill Area* on a *waste management site* is the area in which *landfilling-related impacts* may be present. This area is known as the *D-4 Assessment Area*. Accordingly, the default *D-4 Assessment Area* is 500 metres calculated from the property line of the *waste management site* where the *Fill Area* is unknown or from the *Fill Area* where the extent of waste is known.
3. The *development* of new uses or new enlarged buildings or structures within the *D-4 Assessment Area* may be permitted, provided a *D-4 Study* is completed in accordance with the D-4 Guidelines from the Province to determine:
 - a) the impact of any methane gas migration;
 - b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the *waste management site*;
 - c) potential traffic impacts;
 - d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the *waste management site*; and,
 - e) the impact of the proposed use on leachate migration from the landfill.
- ~~4.3.~~ The *D-4 Study* required to support a *development* application within the *D-4 Assessment Area* shall be based on the type and/or scale of the *development* proposed. The County and Township shall in a timely manner, provide the proponent with all the information and studies in their possession relevant to the assessments to be completed provided same are not documents that would otherwise be excluded from disclosure by solicitor/client privilege or pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*. The nature of the required studies and their scope shall be determined by the Township in consultation with the County at the time the *development* is proposed.

- 5.4.** All lands within the *D-4 Assessment Area* of a County-owned *waste management site* shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the *development* of any new use or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Township and County have been completed and implemented through a D-4 Development Agreement between the landowner and the County of Simcoe, to the satisfaction of the County.
- 65.** All lands within the *D-4 Assessment Area* of a private, local municipality, and provincially owned or operated *waste management site* shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the *development* of any new use or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Township and County have been completed and implemented through a Subdivision Agreement, Condominium Agreement, Consent Agreement, Site Plan Agreement, or similar, to the satisfaction of the Township.

4.5.4 New or Expanding Waste Management Sites

1. For the purpose of *landfilling* activities, an amendment to this Plan shall be required for a new or expanded *waste management site*.
2. For the purposes of *non-landfilling* activities including, but not limited to, the transfer of materials, management of recyclable materials, or processing of organics, new or expanded *waste management sites* may require an amendment to this Plan.
3. Only uses permitted as per the Environmental Compliance Approval issued by the Province may occur on *waste management sites*.
4. In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for Council's consideration.
5. Where *development* is proposed in the vicinity of a *waste management site* which does not contain *landfilling* activities or a *waste management site* with *non-landfilling* activities occurring outside of the *Fill Area*, a land use compatibility study may be required. The details of the study shall determine any potential land use conflicts with the proposed *development* and planned or ongoing *waste management site* activities including, but not limited to, ground and surface water, noise, odour, dust, traffic and other relevant land use considerations in consultation with the County. If a *D-4 Study* is required for the same proposal, the details of the *non-landfilling* activities shall be addressed in the *D-4 Study*.

6. All lands within the *D-4 Assessment Area* of a *waste management site* where *landfilling* activities occur or have occurred shall be placed in an appropriate zone category in the implementing Zoning By-law and shall be subject to site plan control. It is a policy of this Plan that the Site Plan Agreement applying to the site contain provisions that are satisfactory to both the County and the Township with respect to the matters set out above.
7. The Township shall work with the Province to track decommissioned landfill sites and that the sites be rehabilitated to an appropriate use.

4.5.5 Waste Diversion

1. The Township shall work with the County to support waste reduction programs to help realize the County's goals of Simcoe County Solid Waste Management Strategy (SWMS), designed to guide short and long-term diversion and waste management programs for the next 20 years and implementing the priorities at the Township level of the *Waste-Free Ontario Act, 2015*.
2. The Township shall work with the County to support waste diversion and collection throughout the Township.

4.6 Public Service Facilities

1. Planning for *public service facilities* shall be coordinated with land use planning to achieve the vision and guiding principles of this Plan.
2. The Township shall ensure that planning for *public service facilities*, land use planning and investment in *public service facilities* will be coordinated to meet the needs of the Township resulting from population changes and to foster complete communities.
3. *Public service facilities* shall be permitted within all designations except the Agricultural designation, ~~based on the criteria in section 4.6.6.-~~
4. Proposals for new *public service facilities* in the Agricultural designation shall require an amendment to this Plan ~~for a non-agricultural use in a prime agricultural area~~, and be subject to all applicable policies from the County Official Plan, the PPS, and the Growth Plan. The locational criteria set out in policy 4.6.6 ~~a-j~~ shall be demonstrated to the satisfaction of the Township and County.
5. Proposals for new *public service facilities* within the County Greenlands designation shall apply County policy 3.8, or equivalent, including the requirement for an EIS, or other necessary studies.
6. *Public service facilities* shall be directed to Settlement Areas and may also be located outside of Settlement Areas ~~and Rural Settlements~~ in limited situations and in accordance with demonstrating all of the following criteria to the satisfaction of the Township and County. Minor expansions to existing *public*

service facilities may be permitted subject to the following criteria except b) -d) as they are not applicable, provided all of the following are demonstrated:

- a) there is an identified need within the planning horizon provided for in Section 1.6 for additional land to accommodate the proposed use;
- b) alternative locations inside Settlement Areas or Rural Settlements have been evaluated and are not available or feasible;
- c) there are no reasonable alternative locations which avoid *prime agricultural areas*;
- d) there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
- e) the lands does not comprise a specialty crop area;
- f) the proposed use complies with the *minimum distance separation formulae*;
- g) the planned or existing transportation *infrastructure* can accommodate the traffic from the proposed use, and the use shall be located along or in close proximity to an arterial or collector road, with appropriate driveway entrances, approved by the road authority having jurisdiction;
- h) the site has adequate land area to accommodate the building and on-site parking, and the design and scale of the proposed *public service facility* shall be *compatible* with surrounding land uses, and appropriately mitigate *adverse impacts* on surrounding land uses, where appropriate;
- i) the proposed use shall be connected to municipal water and wastewater services, except that interim private or partial municipal services may be permitted at the sole discretion of the Township and other applicable authorities provided that connection to full municipal services shall be completed, once available;
- j) appropriate stormwater management opportunities are available for the proposed use with a focus on *low impact development*; and,
- k) the proposed use shall be subject to a site-specific Official Plan Amendment as per section 4.6.4 above, a Zoning By-law Amendment, and may be subject to Site Plan Control. ~~Any required applications will be supported~~ by such plans, studies, reports and assessments as determined appropriate by the applicable approval authority(ies), and the proposed use is demonstrated to be consistent with or conform to all applicable land use planning policies.

7. The Township shall provide adequate buffering between public service facilities~~community facility~~ uses and adjoining residential uses.
8. *Public service facilities* and public services shall be co-located in community hubs and integrated to promote cost-effectiveness where feasible.

9. The Township shall collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other *public service facilities*.
10. New *public service facilities*, including hospitals and schools, shall be located in *Settlement Areas* and preference should be given to sites that are in close proximity to population density, contain services and easily accessible by *active transportation* and transit, where that service is available.
11. Properties containing *existing* public schools as defined in the *Ontario Education Act*, shall be permitted for *redevelopment* of a school or the buildings and associated land area expanded upon, subject to the criteria listed in section 4.6.63.

4.7 Cultural Heritage & Archaeological Resources

It is the intent of this Plan that the Township's significant *cultural heritage resources* and archaeological resources be identified, conserved, and enhanced whenever practical, and that all *development* should occur in a manner which respects the Township's heritage resources. *Cultural heritage resources* are valued for the important contribution they make to our understanding of the history of a place, an event, or a people. The Township recognizes the importance of these built heritage and cultural heritage landscapes and the role they play in creating a "sense of place", pride and community connection for residents, and a resource of historical, cultural and aesthetic interest to those visiting the Township. The Township will encourage the identification, protection, maintenance, restoration and enhancement of these features, where possible. The heritage resources of the Township generally include archaeological sites, cemeteries, buildings, and structural remains of historical and architectural value, as well as heritage landscapes, and rural, village, and urban areas of *development* which are of historic and scenic interest. Some of these resources are listed on the municipal register of Heritage Listed and Designated Properties and some are designated under the *Ontario Heritage Act*.

The Township shall consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources. The Township recognizes the Duty to Consult with Indigenous communities when considering applications under the *Planning Act* and will carry out consultation with these communities. The Township also recognizes that consultation requirements may vary where there is the potential for Indigenous rights or claims to be impacted.

4.7.1 Cultural Heritage Resources

1. Pursuant to the *Ontario Heritage Act*, Council may by By-law:
 - a) designate properties to be of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*,

- b) define an area within the municipality as an area to be examined for designation as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act*; and/or,
 - c) designate any area within the municipality as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act*.
2. If Council passes a motion to proceed with designating a property, it shall notify the owner as well as the Ontario Heritage Trust and publish a Notice of Intention to Designate for circulation. The Notice shall be in accordance with the requirements set out in Section 29 of the *Ontario Heritage Act*.
3. The Township is required to keep a current register of properties of cultural heritage value or interest situated within the municipality. This register must include all properties in the municipality that are designated under Part IV of the *Ontario Heritage Act* by the municipality or by the Minister of Tourism, Culture and Sport and shall include:
 - a) a legal description of the property;
 - b) the name and address of the owner; and,
 - c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.
4. Council may also list properties that have not been designated under the *Ontario Heritage Act* but Council believes to be of cultural heritage value or interest on the register. A description sufficient to identify the property is required.
5. The Township may prepare and maintain a cultural heritage database for planning purposes, resulting in the mapping of significant heritage buildings, heritage districts, and cultural heritage landscapes within the Township.
6. A municipal Heritage Advisory Committee (Heritage Committee) to Council may be established pursuant to the *Ontario Heritage Act* to advise and assist Council in all matters related to cultural heritage resource conservation, including public awareness of heritage, heritage planning and conservation, and *Ontario Heritage Act* designations located within the Township. Where Council has appointed a municipal Heritage Committee, Council shall, before including a property that has not been designated to the register or removing the reference to such a property from the register, consult with its municipal Heritage Committee.
7. Properties will be evaluated for heritage value or interest in accordance with the criteria outlined in O.Reg 9/06, including design or physical value, historical or associative value, and/or contextual value.

8. Alterations to designated features on properties designated under Part IV or Part V of the *Ontario Heritage Act* will require a Heritage Alteration Permit in accordance with the requirements of the Act.
9. Council may require a heritage impact assessment when inventoried or designated built heritage properties, heritage features, landscapes, and districts with the Township are affected by *development* proposals. *Development* proposed contiguous to a property that is designated under the *Ontario Heritage Act* is not permitted, unless it has been demonstrated through the completion of a Heritage Impact Assessment that the heritage attributes of the protected property will be conserved.
10. It is the intent of this Plan to encourage the restoration or rehabilitation of identified heritage resources. Accordingly, Council may use available government funding assistance programs and may pass by-laws providing for the making of grants or loans to the owners of designated or other inventoried significant heritage resources for the purpose of paying for the whole or any part of the cost of the alteration of such designated resources, on such items and conditions as Council may prescribe, where such alteration will serve to protect or enhance the heritage characteristics of the resource. In regard to the expending of public funds, if any, in regard to heritage resource matters, the primary focus should be in the identification of these resources and that the expense of physical works and alterations should typically be borne by the private sector.
11. The Township shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.
12. Council may encourage the restoration and retention of heritage properties through the use of Community Benefits Charges By-laws and other means as permitted by the *Planning Act*.
13. *Development* and *site alteration* shall not be permitted on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the heritage attributes of the *protected heritage property* will be conserved.

4.7.2 Oro African Church

1. The Oro African Methodist Episcopal Church, municipally known as 1645 Line 3 North, was built between 1846 and 1849 and was designated a National Historic Site in 2000. It is one of the last extant buildings erected by a community of early African Canadian settlers in Simcoe County whose roots were uniquely anchored in the history of United Empire Loyalists and represents the important role that

Black militiamen played in the defense of Upper Canada during the War of 1812, and also represents early Upper Canada land policy.

2. The Oro African Methodist Episcopal Church is one of, if not, the oldest African log church still standing in North America. This Church stands as a testament to both the Black Settlers who carefully crafted and cared for it for nearly 75 years and passionate community volunteers who have worked diligently to preserve it since its abandonment in the 1920's.
3. An unmarked cemetery is also located on the property. A stone cairn displays plaques commemorating the history of the former church, including the Historic Sites and Monuments Board of Canada plaque and a stone tablet engraved with the names of the families buried in the cemetery.
4. *Development* on these lands shall be designed to conserve, promote, protect, incorporate and enhance the Oro African Church as a distinct element and/or focal point, and incorporate features into the overall site design, including parking and *accessory uses*, in accordance with the policies of this Plan.

4.7.3 Heritage Cemeteries

1. Council shall discourage the closure and relocation of heritage cemeteries since they contribute to the *character* of the Township and are an excellent representation of the Township's history and identity. Further, the Township shall consider opportunities to protect, preserve, restore, and commemorate these sites, where feasible.

4.7.4 Archaeological Resources

1. The Township recognizes that there may be archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Township. Council may therefore require an *archaeological assessment* to be completed by a qualified archaeologist licensed by the Province, survey and the preservation or rescue excavation of significant archaeological resources which might be affected in any future *development*, in cooperation with the Ministry of Tourism, Culture and Sport. Registered archaeological sites may be zoned in accordance with the *Planning Act* to restrict or prohibit uses, buildings, or structures which might conflict with the preservation of the resources.
2. *Development* and *site alteration* shall not be permitted on lands containing archaeological resources or *areas of archaeological potential* unless significant archaeological resources have been conserved.

3. Minor *development* including minor variance applications, single lot consent applications and Site Plan Approval that does not constitute *major development* shall generally not require an *archaeological assessment*.
4. The Township shall work with the County as appropriate in implementation of the County's Archaeological Management Plan.
5. When burial places are identified during the *development* process or are encountered during any excavation activity, all work must immediately cease and the site secured. The appropriate provincial and municipal authorities shall be notified by the proponent and the required provisions of the *Funeral, Burial and Cremation Services Act, Ontario Heritage Act* and the relevant regulations must be followed to provide for culturally appropriate and respectful treatment of the discovery. Licensed archaeologists may be involved in heritage burial assessments for delineation of boundaries and excavations if required. Appropriate Provincial Ministries and authorities will be notified.
6. Should Indigenous archaeological resources or burial places be found through assessment or during the *development* process, then the licensed consultant archaeologist and/or the Township shall provide notification to the appropriate Indigenous community(s). The Indigenous community relevant to the site being assessed will be provided with all *archaeological assessments*.
7. The Township shall encourage public awareness of appropriate archaeological discoveries and/or cultural narratives arising in *development* proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects.

4.8 Subdivision of Land

This section is intended to contain policies that are to be considered with every application to subdivide land in the Township. Regard shall also be had to the specific policies dealing with lot creation in each land use designation in addition to other policies in this plan. Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies. New lots shall be created outside of natural hazards, including wetlands.

4.8.1 General Lot Creation Policies

1. Generally, lots may be created only where they have access to and frontage on a public road and where an access permit to that road can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or the Township. Exceptions may occur in plans of condominium where the condominium *development* has access to a public road.

2. Consents for the purpose of *legal or technical reasons* and consolidation of land holdings may be permitted but shall not be for the purpose of creating new lots except as otherwise permitted in this Plan, Provincial policies and legislation.
3. *Development*, including lot creation, outside of but adjacent to, or in close proximity to *Settlement Area* boundaries is discouraged and must demonstrate to the satisfaction of the Township that it will not interfere with the efficient expansion of *Settlement Areas*.

4.8.2 Preferred Means of Land Division

1. Land division by Plan of Subdivision, rather than by Consent, shall generally be required if:
 - a) the extension of an *existing* public road or the *development* of a new public road is required to access the proposed lots; or,
 - b) the area that is proposed to be developed is not considered to be infilling; or,
 - c) a Plan of Subdivision is required to ensure that the entire land holding of area is developed in an orderly and efficient manner; or,
 - d) more than five lots, including the retained lands, are being created and/or the owner is retaining sufficient lands for the *development* of additional lots.

4.8.3 Subdivision Development Policies

1. All lands in the Township are subject to subdivision control and part-lot control. The Township shall exercise the power of subdivision control and part-lot control in accordance with the *Planning Act*.
2. Prior to the consideration of an application for Plan of Subdivision, the Township shall be satisfied that:
 - a) the approval of the *development* is not premature and is in the public interest;
 - b) the lands will be appropriately serviced with *infrastructure*, schools, parkland and open space, *community facilities* and other amenities;
 - c) the proposed draft plan conforms to the policies of this Plan;
 - d) the proposed draft plan conforms with Provincial guidelines, policies and legislation; and,
 - e) the proposal meets all of the requirements of the *Planning Act*, as amended.

3. Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Township shall be required.
4. The Township may, in a By-law passed under Section 50 of the *Planning Act*, designate any plan of subdivision, or part thereof, that has been registered for eight years or more, not to be a registered plan of subdivision.

4.8.3.1 Conditions and Agreements

1. As a condition of draft plan of subdivision approval, the Township shall require proponents to satisfy certain conditions prior to final approval and registration of the plan. The applicant may be required to meet the conditions within three (3) years which, if not met, may cause the draft plan approval to lapse. To ensure that conditions are bound to the owner and the land, the Township shall require the proponent to enter into a subdivision agreement which will be registered on title.
2. Subdivision agreements may deal with all applicable aspects of *development* such as landscaping, parking, traffic circulation, access, parkland dedication, sign control and design, drainage, grading, lighting, services, staging and timing.
3. Subdivision agreements shall ensure that the provision of funds, services, facilities and other matters are to the satisfaction of the Township, County of Simcoe and other relevant agencies. The applicant shall be required to post appropriate securities with the Township to ensure the conditions of the subdivision agreement are fulfilled.

4.8.3.2 Part Lot Control

1. Council may, in a By-law passed under Section 50 of the *Planning Act*, exempt all or parts of a registered plan of subdivision from part lot control to permit the conveyance of portions of lots or blocks. Any by-law to exempt lands from part lot control shall be limited to a period of not more than 3 years.

4.8.4 Deeming By-laws

1. The Township may, by by-law, in accordance with the *Planning Act*, designate any plan of subdivision, or part thereof, that has been registered for eight years or more, not to a Plan of Subdivision. Lot Deeming By-laws may be used:
 - a) To ensure that lot sizes are appropriate for the proposed use from a servicing perspective;
 - b) Where access is limited;
 - c) Where the lands contain an environmental feature which should be conserved as per the policies of this Plan;

- d) In other circumstances that assist in achieving the goals and objectives of this Plan; or,
- e) In other circumstances matters as deemed appropriate by the Township.

4.8.5 Plan of Condominium

1. The creation of lots and condominium units shall comply with the policies of this Plan and the implementing Zoning By-law.

4.8.6 New Lots by Consent

1. Prior to issuing provisional consent for a new lot for any purpose, the Township shall be satisfied that the lot to be retained and the lot to be severed:
 - a) Front on and will be directly accessed by a public road that is maintained on a year-round basis;
 - b) Do not have direct access to a Provincial Highway or County Road unless the Province or the County supports the request;
 - c) Will not cause a traffic hazard;
 - d) Have adequate size and frontage for the proposed use in accordance with the Comprehensive Zoning By-law, and is *compatible* with adjacent use;
 - e) Can be serviced with an appropriate water supply and means of wastewater disposal;
 - f) Will not have a *negative impact* on the drainage patterns and water resource systems in the area;
 - g) Will not restrict the *development* of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for *development* by this Plan;
 - h) Will not have a *negative impact* on the ecological features and functions of any in the area, as demonstrated through the appropriate studies;
 - i) Will not have a *negative impact* on the quality and quantity of groundwater available for other uses in the area, as demonstrated through the appropriate studies; and,

- j) Will conform to Section 53 of the *Planning Act*, as amended. Provisional consent may be granted subject to appropriate conditions of approval for the severed and/ or retained lot.
- 2. Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot.
- 3. Road widenings, improvements or extensions to *existing* rights-of-way may be required as a condition of severance approval.
- 4. The Township may require that land be conveyed to the Township for park purposes or that a cash payment in lieu of parkland be made in accordance with the Township's Parkland Dedication By-law. Collecting cash-in-lieu of parkland is the Township's preferred option.
- 5. As a condition of consent approval, the Township may require proponents to satisfy certain conditions prior to the Township issuing the Consent Certificate. To ensure that conditions are bound to the owner and the land, the Township shall require the proponent to enter into a *Development Agreement* which will be registered on title.
- 6. *Development Agreements* may deal with all applicable aspects of *development* such as landscaping, parking, traffic circulation, access, parkland dedication, sign control and design, drainage, grading, lighting, services, staging and timing.
- 7. *Development Agreements* shall ensure that the provision of funds, services, facilities and other matters are to the satisfaction of the Township, County of Simcoe and other relevant agencies. The applicant may be required to post appropriate securities with the Township to ensure the conditions of the *Development Agreement* are fulfilled.

4.8.7 Boundary Adjustments

- 1. A consent may be permitted for the purpose of modifying lot boundaries. Other than where a boundary adjustment establishes frontage on a year-round maintained road for a previously landlocked parcel, no building lot shall be created through a boundary adjustment.
- 2. In reviewing an application for such a boundary adjustment, the Township shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan. In addition, the Township shall be satisfied that the boundary adjustment will not negatively affect the viability of any agricultural parcels affected.

4.8.8 Technical Severances

1. Consents may be granted for the purpose of creating an easement or right-of-way, where such severance does not result in the creation of a new lot.
2. The creation of new lots to correct a situation where two or more lots have merged on title may be permitted, provided the Township is satisfied that the new lot:
 - a) ~~the lot~~ is not being created on lands situated in the Agricultural designation;
 - b) was once a separate conveyable lot in accordance with the *Planning Act*;
 - c) the merging of the lots was unintentional and was not merged as a requirement of a previous planning approval;
 - d) is of the same shape and size as the lot which once existed as a separate conveyable lot;
 - e) can be adequately serviced by on-site sewage and water systems;
 - f) front on and will be directly accessed by a public road that is maintained year-round by a public authority;
 - g) there is no public interest served by maintaining the property as a single conveyable parcel;
 - h) has regard with all other applicable policies of this Plan; and,
 - i) subject to the access policies of the relevant road authority.

4.8.9 Lots for Utilities

1. Notwithstanding any other policy of this Plan, the creation of new lots for public *utilities*, communication *utilities* and water and sewer *infrastructure* may be permitted in all land use designations subject to compliance with all Provincial Plans and Statements.
2. *Infrastructure* shall only permitted in the Greenlands and Environmental Protection designations in accordance with any required environmental assessment and subject to the policies of this Plan. In considering the creation of a new lot for infrastructure, the Township shall be satisfied that:
 - a) the area of the proposed lot is minimized and reflects what is required for the use; and,

- b) the implementing zoning by-law, as a condition of Provisional Consent, only permits uses that are related to the *utility* on the lot.
3. A new lot for a *utility* shall not to be counted as part of the maximum number of lots permitted for a severance or whether a severance is permitted in the applicable land use designation.
4. Lots for *utilities* are discouraged in the Agricultural designation.

4.9 Additional Residential Units

1. *Additional Residential Units* are defined as separate and complete *dwelling units* that are contained either within the structure of a residential *dwelling* or in an *accessory building or structure* on the same lot. *Additional Residential Units* allow for *affordable* housing opportunities and the policies of Section 2 of this Plan determine in which land use designations an accessory residential *dwelling unit* shall be permitted.
2. *Additional Residential Units* provide for the opportunity to develop *affordable* housing units within the Township. Development of these units will assist in supporting the County's target of providing 10 percent *affordable* housing units to be created each year throughout the County.
3. Where an *Additional Residential Unit* is permitted, a maximum of two *Additional Residential Units* are permitted within a single detached, semi-detached *dwelling* or rowhouse dwelling.
4. Where an *Additional Residential Unit* is permitted, a maximum of one *Additional Residential Unit* is permitted within an *accessory building or structure* of a single detached, semi-detached dwelling or rowhouse dwelling.
5. For further clarity, the intent of this policy is to permit up to a total of three residential units, which includes the primary dwelling, on eligible properties and in accordance with the relevant zoning provisions.
6. *Additional Residential Units* are not permitted within *hazardous lands* as defined and regulated by the local Conservation Authority or applicable authority either within the basement of a primary residence or within an *accessory building or structure*.
7. *Additional Residential Units* will be regulated by the provisions of the implementing Zoning By-law in accordance with the following provisions:
 - a) The *Additional Residential Unit* shall clearly be ancillary to the principal residence and specific limits as the maximum floor area permitted or size relative to the primary residence will established in the Zoning By-law;

- b) The *Additional Residential Unit* shall be integrated into its surroundings with ~~compatible negligible~~ visual impact to the streetscape;
 - c) The *Additional Residential Unit* shall be *compatible* in design and scale with the built form of the primary dwelling;
 - d) The *Additional Residential Unit* shall only be permitted on lots that have appropriate frontage and an entrance directly onto a publicly maintained road; and,
 - e) Other siting requirements related to matters such as servicing, parking and access requirements and stormwater management shall be established in the Zoning By-law.
8. *Additional Residential Units* shall be established in accordance with the *Minimum Distance Separation Formulae*.
 9. *Additional Residential Units* shall be within the *existing* housing cluster on any lands designated Agricultural or Rural.
 10. The *Additional Residential Unit* will be permitted only where a property is demonstrated to have an adequate supply of potable water and an appropriate means of sewage disposal in a manner that is acceptable to the Township.
 11. Generally, *Additional Residential Units* will ~~only~~ be permitted as-of-right within fully serviced Settlement Areas and Rural Settlements, by the Zoning By-law on lots that comply with the minimum lot area and minimum lot frontage requirements of the Zoning By-law.
 12. The severance of an *Additional Residential Unit* located within the primary *dwelling unit* or within an *accessory building or structure* through consent, subdivision or condominium, is prohibited. Additionally, surplus farm *dwelling* severance policies shall not be used to create a separate lot for *Additional Residential Units*.
 13. *Garden suites* are temporary *dwelling*s and are not considered *Additional Residential Units* under this Plan.
 14. As a condition of approval, the Township may require that the *Additional Residential Unit* be registered in accordance with the provisions of the *Municipal Act*.

4.10 Garden Suites

1. *Garden Suites*, which are also commonly referred to as “granny flats”, are one-unit detached accessory residential structure containing bathroom and kitchen facilities that are ancillary to an *existing* residential structure and that are designed to be portable.
2. A *Garden Suite* is generally discouraged on lands designated Shoreline, unless the lot is of an appropriate size, as determined in the Zoning By-law.
3. A single *Garden Suite* may be permitted on a lot of an appropriate size as determined in the Zoning By-law and approved through Site Plan Control.
4. Where another special housing form, including an *Additional Residential Unit* exists on the lot, as determined by the Township, a *garden suite* unit may not be permitted.
5. *Garden Suites* may be permitted in conjunction with a single detached *dwelling* provided that:
 - a) it is not located in the required front yard or required exterior side yard and appropriate buffering and siting of the suite relative to adjacent properties is provided;
 - b) adequate parking is available on the lot for both the single detached *dwelling* and the *Garden Suite*;
 - c) it can be serviced with appropriate water supply and an appropriate means of sewage disposal to the satisfaction of the Township;
 - d) The *Garden Suite* is secondary and incidental to the *existing dwelling* on the same lot;
 - e) a site specific Temporary Use By-law is passed pursuant to the *Planning Act*; and,
 - f) the applicant enters into an agreement with the Township, which addresses site location, buffering and installation/removal and maintenance during the period of occupancy.
6. The maximum duration of the *Garden Suite* may be up to twenty (20) years with the option of applying for an extension of three (3) years thereafter until the use is no longer necessary. *Garden Suites* lawfully *existing* as of the date of this Plan apply for extensions of a maximum of three (3) years until the use is no longer necessary.

7. *Development of a Garden Suite* shall require an agreement with the owner be executed under the provisions of the Municipal Act, which at a minimum will:
- a) address the conditions under which the *Garden Suite* will be installed, maintained and removed from the property;
 - b) identify the period of occupancy;
 - c) require that the *Garden Suite* not be used as a rental *dwelling unit* for profit or gain;
 - d) require that the *Garden Suite* meets all health, safety, servicing and building code standards;
 - e) address the provision of securities to ensure that the conditions of the agreement will be satisfied;
 - f) acknowledge limitations to emergency and other services where such a unit is accessible only by water or a private road; and,
 - g) include any other conditions that the Township deems necessary.

8. *Garden Suites are not permitted within hazardous lands as defined and regulated by the local Conservation Authority and/or applicable authority.*

4.11 Home Occupations

1. *Home occupations* are permitted, provided:
- a) it is wholly located within a *dwelling unit*;
 - b) it is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is *compatible* with surrounding residential uses;
 - c) it is located in the principal residence of the person conducting the *home occupation*;
 - d) no outside storage of goods, materials, equipment or service vehicles other than cars, vans and light trucks related to the *home occupation* occurs;
 - e) adequate on-site parking is provided for the *home occupation* use, in addition to the parking required for the residential use, and such parking is provided in locations *compatible* with the surrounding residential uses; and,

- f) the sign identifying the *home occupation* is limited in size and in accordance with the municipal Sign By-law.
2. The implementing zoning by-law shall further detail the conditions under which a *home occupation* may be permitted. A *home occupation* may be permitted in an *accessory building*, provided a minor variance has been granted and issues related to compatibility, scale and the type of *home occupation* have been considered.
3. Entrances serving home occupations, industry or businesses located adjacent to provincial highways require the approval of MTO. Typically, MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, MTO requires the property owner to acknowledge that the use of their *existing* entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, MTO would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

4.12 Bed and Breakfast Establishments

1. Where *Bed and Breakfast Establishments* are permitted in this Plan, it shall be subject to Site Plan Control and the following criteria:
 - a) the proposed use shall not have a *negative impact* on the enjoyment and privacy of neighbouring properties. Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, of buildings, structures or uses, so as to reduce any detrimental effect caused by the use of the *dwelling* as a *Bed and Breakfast Establishment*;
 - b) the proposed use is clearly secondary to the primary use of the *dwelling* as a residence;
 - c) the *Bed and Breakfast Establishment* must be the principal residence and occupied on a full-time basis by the owner of the *dwelling* and must reside in the *dwelling* while the *dwelling* is operating as a *Bed and Breakfast Establishment*. At least one bedroom must be available in the *dwelling* for the exclusive use of the building's permanent resident;
 - d) the *character* of the *dwelling* as a private residence is preserved;

- e) that adequate on-site parking facilities over and above the parking requirement for single detached residential dwellings area available which shall be a minimum of one additional parking space per guest room;
 - f) no more than three rooms are available for guests;
 - g) prepared food may be served to guests of a *Bed and Breakfast Establishment*;
 - h) the proposed use will not cause a traffic hazard; and,
 - i) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal to the satisfaction of the Township.
2. The required Site Plan Control agreement shall further detail appropriate performance standards for *Bed and Breakfast Establishments*.
 3. *Bed and Breakfast Establishments* shall be subject to an amendment to the implementing Zoning By-law.

4.13 Short-Term Rental Accommodations

In order to protect and maintain the *character* of neighbourhoods and to provide for the tourism accommodation needs of the Township the following policies apply:

1. This Plan recognizes that there are a variety of forms of short-term rental accommodation uses within the Township. These include *Bed and Breakfast Establishments*, Residential Care Homes, Timeshare Establishments, Village Commercial Resort Units and some legal non-conforming short term rental accommodations in the form of cottage rentals.
2. Any building used for short-term rental accommodations shall be considered a commercial use and shall only be permitted where recognized under the implementing Zoning By-law or by way of an amendment to the implementing Zoning By-law. All short-term rental accommodations shall be subject to Site Plan Control.
3. Residential rental accommodation in a residential *dwelling* for a period of thirty (30) days or more shall not be considered a short-term rental accommodation use and is considered a principal residential use. Such uses are governed through other legislation including the Residential Tenancies Act, as amended.
4. The scale and intensity of any short-term rental accommodation uses may affect the degree of potential disruption in the surrounding residential neighbourhood. Such accommodation uses should be regulated to ensure that the principal residential *character* is generally maintained. Such uses shall be directed toward

a commercial or other appropriate designation and shall be prohibited within an *existing* registered residential plan of subdivision or other *existing* residential areas.

5. Based on the commercial nature of short-term rental accommodations and their potential to negatively impact an adjacent residential property, short-term rental accommodation uses shall be subject to a Zoning By-law Amendment subject to the following criteria:
 - i. the intent of this Plan is maintained;
 - ii. the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.;
 - iii. the use is consistent with and maintains the *character* of the surrounding area;
 - iv. the scale of the proposed use is suitable for the site and surrounding area;
 - v. adequate water and sewage services can be provided to the satisfaction of the Township;
 - vi. appropriate access routes and/or on-site parking can be provided;
 - vii. the shoreline and water quality are protected, if located within the Shoreline designation;
 - viii. mitigation measures such as setbacks, buffering, and landscaping to be implemented through Site Plan Control;
 - ix. Not be permitted in *existing* registered residential plans of subdivision, and other *existing* residential areas.
6. The implementing Zoning By-law shall establish appropriate provisions related to the scale of short-term rental accommodation uses, parking requirements, separation distance, setbacks and buffering. The location, size and scale of the short-term rental accommodation use shall be regulated in a manner, which is considered *compatible* with surrounding uses.
7. Where a short-term rental accommodation abuts a low density residential use and where buffering is considered inadequate by the Township to properly mitigate the potential land use conflict, consideration of an amendment to the Zoning By-law will not be supported by the Township.
8. In addition to zoning and site plan control by-laws and associated agreements, short-term rental accommodation uses may also be subject to, but not limited to, other municipal by-laws including parking, noise, property standards, Building Code, and fire and safety regulations.
9. In accordance with the *Municipal Act, 2001* as amended, Council may pass a by-law to require a business license for the operation of short-term rental accommodation uses.

10. All short-term rental accommodation uses shall be appropriately serviced with the provision of water and sewage services.

4.13.1 Timeshare Developments

1. Where timeshare *developments* are listed as a permitted use in a designation, the policies of this section apply. For the purposes of this Plan, a timeshare *development* is a commercial use that contains accommodation units that are either held in two or more ownerships, with the occupancy of each unit being shared by the owners, or which are held in one ownership, with each of the units available to be rented/leased or used by different parties on a weekly or monthly basis but does not include a hotel.
2. A timeshare establishment may be located in a freestanding building or be contained within a multi-use building. For the purposes of this Plan, a hotel is defined as a premises that contains rooms without cooking facilities that are accessed by a common indoor corridor system and which are rented on a temporary basis to the public for accommodation purposes and which may contain a public dining area and which may also contain meeting rooms and accessory banquet facilities and other accessory uses such gift shops, fitness centres, restaurants, nightclubs and convention facilities.
3. It shall be a policy of this Plan that all new timeshare *developments* require a Zoning By-law Amendment and shall also be subject to a *development* agreement that is entered into as a condition of severance, subdivision or condominium. One of the purposes of this agreement will be to ensure that matters of municipal interest and jurisdiction, such as, but not limited to, the administration and collection of taxes, other charges, levies, fees, and the provision of notices, are addressed to the Township's satisfaction.
4. As a condition of such an agreement, the owners shall provide all reasonably required information on the form of the time-share agreement and other documents, so that these matters of municipal interest and jurisdiction can be properly assessed prior to the issuance of any building permit. The agreement may also provide for additional funds or security to pay for any increased municipal administrative costs occasioned by the timeshare form of ownership structure.

4.14 Special Needs Housing

1. The Township intends to improve access to appropriate housing for those people with special needs, including assisted housing for low-income people, housing for older persons including *long term care facilities* and retirement homes, as well as various forms of supportive housing for vulnerable populations, including *group homes*, subject to the policies of this Plan.

2. The Township shall work with the County, local social services and providers of housing for those people with special needs to assist in identifying lands that are available and suitable for special needs housing.
3. ~~Special Needs Housing shall~~ be directed towards ~~Settlement Areas and Rural Settlements, and areas of transit, trails, recreational opportunities and places of employment.~~
4. ~~Special Needs Housing, such as long term care facilities and retirement homes, may also be located outside of Settlement Areas in limited situations and in accordance with demonstrating all of the criteria indicated in section 4.6.6 under Public Service Facilities, to the satisfaction of the Township and County, may be permitted and~~ subject to an amendment to the implementing Zoning By-law and Site Plan Control, ~~provided Council is satisfied that:~~
 - a) ~~the development is compatible with adjacent properties;~~
 - b) ~~the site has access and frontage onto a County Road or Collector road as shown as Schedule D1 to this Plan;~~
 - c) ~~the site has adequate land area to accommodate the building, on-site parking, an outdoor amenity area and appropriate buffering such as setbacks, landscaping and fencing;~~
 - d) ~~the building is buffered from adjacent residential uses by setbacks, landscaping, and/or fencing and trees to ensure compatibility of the use with adjacent land uses;~~
 - e) ~~the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads. All vehicles related to the Special Needs Housing are to park on private property; no on-street parking is permitted;~~
 - f) ~~it can be serviced with appropriate water supply and an appropriate means of sewage disposal to the satisfaction of the Township;~~
 - g) ~~there is an identified need within the planning horizon provided for in Section 4.6 for additional land to accommodate the proposed use;~~
 - h) ~~alternative locations, inside Settlement Areas and Rural Settlements have been evaluated and are not available or feasible;~~
 - i) ~~there are no reasonable alternative locations which avoid prime agricultural areas;~~
 - j) ~~there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;~~
 - k) ~~the lands do not comprise a specialty crop area; and,~~
 - l) ~~the proposed use complies with the minimum distance separation formulae.~~

4.15 Minimum Distance Separation

1. Impacts from new or expanding non-agricultural uses on surrounding agricultural uses/operations and lands shall be mitigated to the extent feasible. New uses, excluding new uses on existing lots of record, the creation of lots and new or

expanding livestock operations and facilities shall comply with the Provincial *Minimum Distance Separation formulae* (MDS). The MDS Guidelines shall be implemented through provisions in the implementing Zoning By-law.

4.16 Land Use Compatibility

1. Land use compatibility and urban design assessments may be required as a component of the planning justification report accompanying *development* applications.
2. The Township shall only consider those uses that create or potentially create extreme environmental stress as a result of air, noise, odour, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes if they meet the Provincial Guidelines and an impact assessment is submitted that is satisfactory to the Township.
3. Industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage shall be permitted, however, the open storage shall be screened such that it is not visible from any adjacent sensitive land uses and on roads.
4. For uses that exhibit any or all of the following characteristics, a study shall be prepared or included as a component of the planning justification report in accordance with the relevant Provincial Guidelines to demonstrate that the proposed use is *compatible* with any nearby potentially incompatible or sensitive uses:
 - a) long production hours and shift operations/unusual hours of operation;
 - b) outdoor storage of goods and materials;
 - c) frequent shipment of products and/or materials; and,
 - d) large volumes of traffic at off-peak hours; and/or,
 - e) likelihood of nuisances, such as noise, odour, dust, lighting or vibration.

4.17 Public Parkland and Open Space

4.17.1 Objectives

It is the objective of this Plan to:

- a) establish and maintain a system of public open space and parkland areas that meets the needs of present and future residents;

- b) enhance *existing* parkland areas wherever possible to respond to changing public needs and preferences;
- c) ensure that appropriate amounts and types of parkland, and land along the shoreline and for access thereto, are acquired by the Township through the *development* process;
- d) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection;
- e) protect and enhance the public open space and parkland areas in a manner that is consistent with the environmental objectives of this Plan;
- f) promote the establishment of a continuous open space system connecting natural, cultural and recreational land uses within the Township and to surrounding municipalities;
- g) coordinate with other public and private agencies in the provision of open space, recreational and cultural facilities;
- h) encourage the *development* of an *active transportation* trail system within the open space system that is accessible to the public utilizing trails, paths, streets and other public open spaces and built form; and,
- i) ensuring that the services, *infrastructure* and facilities required to support these uses are in place.

4.17.2 Parkland Classification System

1. This hierarchy is intended to categorize parks, other public and publicly available open spaces and leisure facilities into three distinct levels of provision. The classification system will help to differentiate parks and other open spaces intended to serve close-to-home needs from those intended to attract most of their use from a specific population centre/community, or from across the entire Township and beyond. The size and scale of leisure facilities should align with the three levels of parks/open space in the hierarchy.
 - a. **Township-wide/Regional Parks and Open Space** are intended to attract most visitors from across the Township and beyond, providing a range of recreational opportunities and includes: municipal parks (e.g., Bayview Memorial); County forests; Provincial lands (parks, the Copeland Forest); *wetlands*, forests and meadows under the auspices of The Couchiching Conservancy; major trails; future conservation authority lands; *utility* corridors and other prominent linear open space corridors/parks; heritage sites/museums; outdoor performance

venue (potential): golf courses; ski areas; equestrian facilities; and other similar sites. They may range in size and scale and types of facilities offered and serve as a focal point within the Township and are often resource-based (natural or built heritage) and therefore not necessarily located based on good access, visibility or proximity to population centres. If not resource-based, the location should be driven by criteria such as: good vehicular and pedestrian access and visibility, and suitability of the site to support desired *development/uses*. These parks are generally large sites, but could also be a small specialized property or facility (e.g., an historic site or a public docking/boat launch area) that typically attract day-use activities, but could include a campground. These parks may incorporate indoor and outdoor facilities that are high order/major in scale and quality - often clusters of similar facilities such as two or more soccer fields or a twin-pad arena and can accommodate ancillary facilities such as a food concession, washrooms, change facilities, a club house. Whenever possible, sites should be linked to Township-wide *active transportation systems* and natural heritage corridors.

- b. **Community Parks and Open Space** service and attract most visitors from within *Settlement Areas* and *Rural Settlements*. For the most part, this category includes municipal parks (e.g., Ramey, Vasey, Sweetwater, Line 4, Danny McHugh, Shanty Bay, Craighurst), community halls, and secondary schools (potential). These parks shall have a minimum site area of 4.0 hectares (10.0 acres) of primarily tableland to support the focus on active recreation facilities; some sites (and parts of sites) can incorporate wooded areas, watercourses and sloped lands, especially suitable for nature appreciation and tobogganing, and to provide visual and topographic relief. Community Parks shall be visible to a major roadway and should be sited and designed to minimize *negative impacts* on the adjacent residential area through such measures as planting, fencing, and provision of appropriate parking and access. Whenever possible, sites should be linked to the local, community and Township-wide trail systems and natural heritage corridors. These parks may incorporate outdoor and indoor facilities that are intermediate to high order in scale and quality such as: lighted ball diamonds, lighted multiple tennis courts, full size and large mini soccer fields, an arena, a community hall, a picnic area, a major playground, a large floral garden, etc. Sports facilities (especially lighted) should not abut residences.
- c. **Neighbourhood/Local Parks and Open Space** are intended to attract mostly visitors from nearby residences (within a five to ten minute walk), predominately for less organized, lower scale leisure activities. For the most part, this category includes municipal parks (e.g., Ravines of Medonte, Shelswell, Barrillia, Railside, Price, Emily, Lloyd W. Scott,) and elementary schools. Church sites with turfed, usable open space should be included in this category. Where possible and desirable, parks and schools shall be combined into a jointly planned and

developed park-school campus with shared indoor and outdoor facilities and no fencing between jurisdictions. It is appropriate to also incorporate a church with a usable and accessible yard into an open space campus (with or without a school). Generally, Neighbourhood parks should incorporate outdoor facilities that are junior to intermediate in scale and quality such as: a junior ball diamond, a small mini or large mini soccer field, playground(s), a multi-purpose sport pad, a small picnic area; walking path(s), etc. Most Neighbourhood parks should range in size from 1.2 to 3.25 hectares (3 to 8 acres). Occasionally, it is appropriate to create a smaller parkette to augment a park-deficient area, or to meet a specific need such as providing a specialized site for a children's play area, a sitting area or a local amenity/accent/signage area. However, even parkettes should not usually be less than 0.2 hectares (0.5 acres) in size. Although natural heritage features are desirable, most of the site should be table land quality and whenever possible, sites should be linked into the local, community and Township-wide trail systems and natural heritage corridors.

4.17.3 Development Policies

1. Parks and open space uses shall be generally permitted in any land use designation except in the Agricultural designation.
2. The Township shall promote appropriate recreational *development* in Community and Neighbourhood Parks that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the preservation and protection of open space and the natural environment. However, additional opportunities may exist in other areas or classifications of parks.
3. In areas suitable for recreation, public open space shall be encouraged in the shoreline area. Land in the shoreline area in the ownership of the Township including road allowances shall be maintained and enhanced for public access to the water's edge and for public access to publicly owned properties.
4. The Township shall promote the provision of pedestrian, cycling and multi-use *active transportation* linkages and the integration of recreational/cultural assets, parks and open space uses and aim to provide neighbourhood connections to schools and commercial areas in *Settlement Areas*. Further, the Township shall work collaboratively with other public and private agencies to connect Township *active transportation systems* into other community recreational spaces such as the County of Simcoe Forests and Copeland Forest.
5. The Township will work with the County and other lower-tier governments to identify and implement a regional *active transportation system* that would provide an enhanced level of *connectivity*.

6. New *development* shall be required to incorporate an integrated walkway and bicycle path and trail system, interconnecting residential neighbourhoods, commercial areas, schools, public buildings, and major recreation facilities, unless justification is provided.
7. Where parks and open space uses are located adjacent to *existing* and proposed residential areas, appropriate measures may be taken to minimize potential *adverse effects* associated with recreation activity areas and parking areas.
8. Wherever possible, parkland blocks shall be located adjacent to stormwater management facilities and may include the provision of appropriate open space or accessible walkway linkages.

4.17.4 Parks and Recreation Master Plan

1. It is the intent of this Plan that a Parks and Recreation Master Plan be prepared by the Township. The Master Plan is intended to service as a guide for the *development* of parks and recreation facilities and services. The policies of this Plan are intended to complement the Parks and Recreation Master Plan. The Parks and Recreation Master Plan shall be updated, as required, to respond to changing needs and circumstances. The Parks and Recreation Master Plan may be accompanied by a complementary plan such as a cultural, trails, facilities or similar master planning process.

4.17.5 Integration of Other Public Uses with the Public Parkland

1. Where a public parkland area is to be integrated with an educational, health or major recreational or cultural facility, it is the intent of this Plan that the complementary uses be supported. The *development* of Community Hubs is encouraged.

4.17.6 Dedication of Land through the Development Process

1. The Township shall require parkland dedication from *development/redevelopment* and on plans of subdivision in accordance with the following:
 - a) five percent (5%) of the land within a residential *development* Plan of Subdivision to be dedicated to the Township as parkland.
 - b) Two percent (2%) of the land within a non-residential *development* shall be dedicated as parkland.
 - c) In the case of land proposed for *development* for more than one land use, the owner shall be required to convey land at the rate applicable to the predominant proposed use of the land, and all of the land proposed for

development shall be included for the purpose of calculating the amount of land required to be conveyed.

- d) In lieu of the conveyance of land for park or other public recreation purposes, Council may require the payment of cash-in-lieu of parkland, as deemed appropriate, in accordance with the *Planning Act*.
- e) Stormwater management facilities within the Greenlands or Environmental Protection designation, valleylands, *hazardous lands*, woodlots, contaminated lands, and major *utility* corridors and easements shall not be considered acceptable lands eligible to satisfy parkland dedication requirements and shall be not be considered for the purpose of calculating the land area subject to the parkland dedication.
- f) Where it is mutually agreed upon in the *development* review process, additional parkland, such as connecting walkways, may be considered for meeting parkland dedication requirements only if the additional parkland contributes to the creation or preservation of a Township-wide or regional *active transportation* network.
- g) Lands dedicated for park purposes under the *Planning Act* shall be acceptable as parkland only if the topography, shape, location and phase of the dedicated lands are considered acceptable by the Township.

4.17.7 Parkland Dedication By-law

- 1. Council shall enact a Parkland Dedication By-law that establishes:
 - a) The lands to which the by-law is applicable;
 - b) The rate of parkland dedication in accordance with the policies of this Plan;
 - c) The *development* applications which are subject to parkland dedication requirements; and,
 - d) Land uses which are exempt from parkland dedication requirements.

4.17.8 Use of Monies Received Through the Cash-in-Lieu Process

- 1. All monies received under the provisions of this Plan shall be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the *Planning Act*. These monies may be used by *Council* for the:

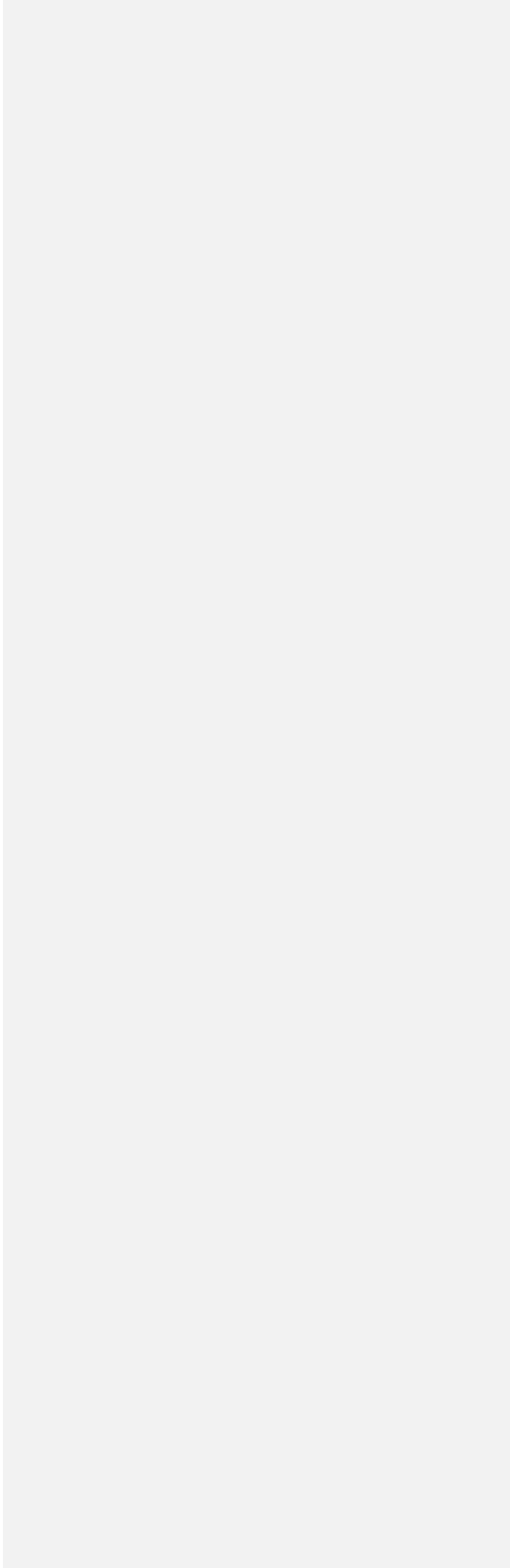
- a) Acquisition of additional land to expand *existing* parks where appropriate;
- b) Acquisition of vacant infill sites to create new small parks;
- c) Acquisition of redundant properties owned by public agencies;
- d) Improvement of park design and *development* within *existing* parks; and/or,
- e) Establishing priorities for acquisition through Council approval of Master Plans.

4.18 Pipeline Infrastructure

1. TransCanada Pipelines Limited (“TCPL”) operates high pressure natural gas pipelines within its rights-of-way crossing the Township, as well as an industrial compressor station, and is identified on Schedule 1, Land Use and Schedule D1, Transportation.
2. As a major *infrastructure* corridor and a major facility, the rights-of-way and compressor station shall be protected for current and projected needs.
3. *Development* in proximity to TCPL’s rights-of-way and compressor station may result in TCPL being required to replace its pipeline(s). Early consultation with TCPL or its designated representative, for any *development* proposals within 200 metres of its pipelines and within 750 metres of TCPL’s compressor station should be undertaken to ensure TCPL can assess potential impacts and provide recommendations to avoid adverse impacts to its facilities.
4. TCPL is federally regulated through the *Canadian Energy Regulator Act* and its associated Regulations. The Act defines a Prescribed Area of 30 metres on either side of the pipeline and requires authorization for ground disturbances and crossings within this Prescribed Area. TCPL will incorporate setback requirements identified in codes and standards as part of its authorization through written consent. TCPL should be consulted early in the land use, subdivision and *development* process to confirm all requirements.
5. A minimum setback of 7 metres shall be maintained from the limits of the utility right-of-way for all permanent structures and excavations. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.

4.19 Cannabis Processing and Production Facilities

1. This section was subject to an Ontario Land Tribunal (OLT) hearing and will be updated following receipt of the OLT decision.



PART 5: IMPLEMENTATION & INTERPRETATION

5.1 Interpretation of Land Use Designation Boundaries

1. The boundaries between land uses designation on the Schedules to this Plan are approximate except where they meet the roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require amendment to this Plan.
2. It is recognized that the boundaries of the Environmental Protection and Greenlands designation may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site by site basis when considering *development* proposals, in consultation with the appropriate agencies. Any minor refinement to either the Environmental Protection designation or Greenlands designation shall not require an Amendment to this Plan.
3. Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable polices of that designation.
4. Deviations from numbers or values, which are minor and restricted, may be permitted without an amendment to this Plan, provided that the principles and intent of this Plan are maintained.

5.2 Public Consultation, Notice & Participation

1. Notification to the residents of the Township of public meetings held by Council shall be given in accordance with the regulations of the *Planning Act*.
2. At least one Open House shall be held if the Official Plan is being updated on a Township-wide basis, as prescribed by the *Planning Act*, or in the case of an update of the implementing Zoning By-law, or if it is related to a Community Planning Permit System. At least one public meeting shall also be held prior to consideration by Council of adoption of the Township's Official Plan and/or approval of the implementing Zoning By-law.
3. Where the Township is considering an Amendment to the Official Plan which is not a Township-wide Official Plan review, the Township shall ensure that at least one public meeting is held. Adequate information and material, including a copy

of the proposed Amendment, shall be made available to the public in the manner prescribed under the *Planning Act*.

4. The Township shall work with the County, other local municipalities in Simcoe County, First Nations, Metis and the Province to develop and implement a First Nations and Metis *development* review and consultation protocol.
5. The Township shall make planning documents such as the Official Plan and Zoning By-law available to the public to foster a greater awareness and knowledge of planning matters. Where amendments to these documents are made, Council shall endeavour to ensure that up-to-date consolidations of the amended document are made available.
6. The Township will employ electronic and digital communications tools for public notification and consultation processes. In order to facilitate public participation, the Township will employ appropriate methods at varying stages of the decision-making process.

5.3 Pre-consultation & Complete Applications

5.3.1 Introduction

1. To provide an open and complete planning application review process, the Township requires a pre-consultation meeting in advance of an applicant submitting *Planning Act* applications. During this process, the Township shall identify the required studies, reports and plans in order to accept a planning application as being complete in accordance with the requirements of the *Planning Act*. Requiring these studies, reports and plans to be submitted with the Planning Application enables Council to make well informed decisions within the timeframe provided in the *Planning Act*.

5.3.2 Requirement for a Complete Application

1. The Township shall not accept an application for an Official Plan Amendment, a Zoning By-law Amendment, a Plan of Subdivision, a Plan of Condominium, a Consent, a Minor Variance, or a Community Planning Permit for processing unless the application is considered to be a complete application. To be deemed complete, an application must satisfy the following:
 - a) Include all applicable statutory requirements under the *Planning Act*, including the submission of the prescribed information and the requirements as listed on the application forms and the required studies and plans/and or drawings;
 - b) Be submitted with the required fees;
 - c) Include the Record of Pre-Consultation meeting, where one is required; and,

- d) Include all other studies, reports or plans that are necessary to support the application that have been identified by either this Official Plan and/or at the mandatory pre-consultation meeting.
 - e) Include confirmation from a professional planner that acknowledges the application is considered complete under the *Planning Act* and relevant policies of this Plan.
2. Applications for a Community Planning Permit shall comply with the complete application submission requirements identified in Schedule 1 of Ontario Regulation 173/16. Where any required external approvals are required, such as Transport Canada, Fisheries and Oceans Canada or appropriate authority, these approvals may be required to be provided to the Township for an Application to be deemed complete.
3. With regards to all other Planning applications, the provisions and requirements of the *Planning Act* shall apply.

5.3.3 Pre-Consultation

1. An applicant (proponent) shall be required to participate in a Pre-consultation Meeting prior to the submission of an application for:
- a) an Official Plan Amendment;
 - b) a Zoning By-law Amendment;
 - c) a Plan of Subdivision and a Plan of Condominium;
 - d) a Consent application;
 - e) a Site Plan application;
 - f) a Minor Variance application; and
 - g) a Community Planning Permit application.
2. A site visit may be required.
3. The applicant is required to meet with the appropriate Township Staff and relevant agencies, including the Conservation Authorities where appropriate, to determine what studies, reports and plans are required to support planning applications in accordance with this Section of the Plan. County planning staff strongly encourage pre-consultation meetings where there may be a County interest involved. In regards to all other applications, Proponents are encouraged to consult with the Township prior to the submission of the application.
- a) The intent of the pre-consultation process is to determine the nature and scope of any study, report or plan with this nature and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approvals(s) required.

- b) The purpose of the Pre-Consultation meeting is to identify other studies, reports and plans which maybe necessary and required to review the application. Some of these matters may be scoped through the Pre-Consultation process.
 - c) Notwithstanding above, the Township may waive the requirement for a Pre-Consultation Meeting, where the Township has identified that, due to the nature of the proposal, the need for and scope of the required information and studies, reports and plans to be submitted with the applications(s) to deem it complete.
4. *Development* applications submitted to the Township prior to a Pre-Consultation meeting with the Township shall be considered incomplete.

5.3.4 List of Studies, Reports & Plans

1. In order for a *development* application to be considered a Complete Application in accordance with Sections 22, 34, 51 and 53 of the *Planning Act*, the Township may require the following studies, reports or plans to be prepared to the Township's satisfaction:
- i. *Affordable* Housing Report
 - ii. Agricultural Assessment
 - iii. Aggregate Potential Assessment and/or Aggregate license Compatibility Assessment
 - iv. Aggregate Studies related to/and in compliance with the requirement of the Ministry of Natural Resources and Forestry license, for new and expansions to *existing* pits and quarries
 - v. Needs/Justification Report except for those applications for new aggregate operations
 - vi. *Archaeological Assessment*
 - vii. Architectural/Cultural Heritage Report
 - viii. Digital Plan according to Township/County specifications
 - ix. D4 Landfill Study
 - x. Energy Conservation Study
 - xi. Environmental Impact Study
 - xii. Environmental Mitigation/Compensation Plan
 - xiii. Environmental Site Assessment
 - xiv. Fisheries Impact/Marina Impact Study
 - xv. Flooding, erosion, slope stability reports, including coastal engineering studies
 - xvi. Functional Servicing Report
 - xvii. Geotechnical/Soil Stability Report
 - xviii. Hydrogeological Study/Hydrology Study
 - xix. Illumination Study
 - xx. Landform Conservation Plan
 - xxi. Market Study
 - xxii. Master Servicing Study/Servicing Capability Study
 - xxiii. Minimum Distance Separation I or II (MDS I or MDS II) Calculations
 - xxiv. Natural Heritage Evaluation
 - xxv. Noise/Vibration Impact Analysis

- xxvi. Odour/Dust/Nuisance Impact Analysis
- xxvii. Parking Study
- xxviii. Phosphorus Budget
- xxix. Planning Justification Report
- xxx. Scoped Water Budget
- xxxi. Servicing Feasibility Study/Servicing Capability Study
- xxxii. Shadow Impact Study
- xxxiii. Site Photos
- xxxiv. Shoreline Protection and Enhancement Plan
- xxxv. Species at Risk Screening/Evaluation
- xxxvi. Spray Analysis (Golf Courses)
- xxxvii. Storm Water Management Report
- xxxviii. Traffic Impact Study/Transportation Study
- xxxix. Trails Impact Study
 - xl. Tree Preservation Plan/Enhancement Plan
 - xli. Urban Design Report/Streetscape Study dealing with safety, accessibility, pedestrian and transit orientation, and public realm
 - xl.ii. Water Balance
 - xl.iii. Water Conservation Plan
 - xl.iv. Wellhead Protection Area – Risk Assessment Report
 - xl.v. Wind Study

2. The need for any or all of the studies, reports or plans listed from (i) to (xlv), or another similar type of technical report not listed, shall be determined by the Township following pre-consultation between the Township, the applicant and any outside authority agencies or Ministry.
3. In addition, under exceptional circumstances, the Township may require further or other reports which are not listed above and it is determined are necessary to address such exceptional circumstances.
4. Studies, reports and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the Township.

5.3.5 Quality of Supporting Studies, Reports or Plans

1. All studies required by the Township shall be carried out by qualified professionals retained by and at the expense of the applicant. The Township may require peer reviews of the studies, reports or plans by an appropriate public agency or by a professional consultant retained by the Township at the applicant's expense. Alternatively, studies, reports or plans may be carried out by a qualified professional retained by the Township at the expense of the applicant. The Township may also scope the peer reviews of the studies, reports or plans submitted in relation to the planning application(s).

5.3.6 Flexibility

1. While it is the intent of the Township to require studies, reports and plans listed above in support of planning applications, this section shall not be interpreted as being all inclusive.
2. On this basis, the specific requirement for a particular application may be modified depending on the nature of the proposal, its location in relation to other land uses, and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.
3. ~~In addition, there may be certain public interest objectives in certain cases, which necessitate the waving of the submission of required studies, reports and plans, provided there are appropriate mechanisms in place to ensure that the information required to assess the impacts of a specific development proposal in these cases can be assessed. The most appropriate way for this to occur is through the use of a Holding provision.~~
4. Notwithstanding above, the Township may waive the requirement for a Pre-Consultation Meeting, where the Township has identified that, due to the nature of the proposal, the need for and scope of the required information and studies, reports and plans to be submitted with the applications(s) to deem it complete.

5.4 Community Benefits Charges

1. Community Benefits Charges may be collected in accordance with a Community Benefits Charge By-law passed by Council. The Community Benefits Charge By-law may establish fees to pay for the capital costs associated with facilities, services and matters required to support new *development* and *redevelopment* as set out in the By-law.
2. Prior to passing a Community Benefits Charges By-law, the Township shall prepare a community benefits strategy in consultation with the public that:
 - a) identifies the facilities, services and matters that will be funded with community benefits charges; and,
 - b) complies with any prescribed requirements.
3. Notwithstanding the policies contained herein, the Township may allow an owner of land to provide an in-kind contribution in lieu of the prescribed cash payment as provided in the Community Benefits Charges By-law.
4. The Community Benefits Charges By-law shall prescribe that *development* or *redevelopment* shall not occur on land subject to a Community Benefits Charges By-law prior to the Township having received the prescribed cash payment or in-kind contribution, or prior to arrangements for their provision having been made to the satisfaction of the Township.

5.5 Secondary Plans and More Detailed Plans

5.5.1 Secondary Plans

1. Secondary Plans may be prepared to plan for growth and *development* on large areas of land within the Township or *existing* portions of the Township that require special land use policies. Any new Secondary Plan adopted during the planning period of this Plan shall be incorporated through a future Official Plan Amendment, be consistent with the PPS in effect, and conform to Provincial and County Plans in effect.
2. It is intended that prior to future growth in these areas, a Secondary Plan, or Plans, are to be developed to coordinate and set out growth and *development* opportunities in a comprehensive manner. Until such a plan is completed and adopted, *development* and *redevelopment* shall generally be restricted and the division of land which might interfere with the efficient and proper planning of the area should not be permitted.
3. The Secondary Plan areas may be subdivided based on logical servicing and/or planning boundaries, at the discretion of the Township, for the purposes of carrying out Secondary Plan studies.

4. New Secondary Plans shall include, at a minimum, information and policies respecting the following:
 - a) establishment of employment or population projections for the planning area;
 - b) the specific location and boundaries of the Secondary Plan area;
 - c) the basis for establishing the objectives and policies in the Secondary Plan;
 - d) detailed objectives to be achieved in the Secondary Plan area;
 - e) the mix, density and phasing of proposed land uses;
 - f) policies for the location of public parks and opens spaces;
 - g) the timing and phasing of build-out within the Secondary Plan area;
 - h) a strategy to implement the *affordable* housing policies of this Plan;
 - i) the location, scale and type of commercial uses;
 - j) the impacts of *development* on natural heritage features and functions;
 - k) the impacts of the proposed means of servicing on the water quality of Lake Simcoe or Bass Lake;
 - l) the impacts of *development* on *community facilities* such as schools;
 - m) the compatibility of proposed uses with adjacent land uses;
 - n) the provision and distribution of and parkland; and,
 - o) the provision of an appropriate road network within the planning area.
5. One of the most significant factors to resolve is the form of servicing and the financial implications of both constructing and operating the servicing systems. These issues shall be the subject of a servicing report that is to be prepared to the satisfaction of Council and the appropriate agencies. The costs for preparing the required servicing, environmental and planning studies needed to support the Secondary Plan and any potential upgrades to Township, County and Provincial systems, including servicing and transportation systems, shall be borne by the landowners who will benefit from the approval of the Secondary Plan.

5.5.2 Comprehensive Development Plans

1. Comprehensive Development Plans are detailed plans for a defined area within *existing* urban communities that are intended to provide an appropriate context for the consideration of infill, *intensification* and *redevelopment* proposals.

Comprehensive Development Plans are intended to address matters such as appropriate distribution of uses, built form, community design, access, parking, and streetscaping. These Plans may relate to one or a number of ownerships as appropriate and are to be approved by Council prior to the consideration of *development* applications pursuant to the *Planning Act*.

5.6 Zoning By-law

1. The Township's Zoning By-law implements the Official Plan. The implementing Zoning By-law will, amongst other matters, set standards and regulations and define more precisely the uses and limits of areas to be permitted for specific land uses in accordance with the provisions of the *Planning Act*, as generally and specifically provided for within this Plan. It is not intended that the full range of uses permitted by this Plan will be permitted by the Zoning By-law in all locations.
2. For an application for an amendment to the Township's implementing Zoning By-law to be considered complete in accordance with the *Planning Act*, the Township may require the submission of reports or studies listed in Section 5.3 (Pre-Consultation and Complete Applications).
3. Applications for rezoning will be considered in terms of the vision, principles, objectives and policies of this Plan. With this approach, *development* plans and other details will be reviewed so that design, amenity, density, public works, environmental concerns and all other matters for which this Plan sets policy may be ascertained. All Amendments to the comprehensive Zoning By-law shall be in conformity with this Plan.
4. The new comprehensive Zoning By-law shall establish the following where necessary:
 - a) land use zones that will permit the types of uses provided for in this Plan;
 - b) *development* standards appropriate to each type of use;
 - c) illustrations, drawings or other visuals to assist in communicating or exemplifying the *development* standards established; and,
 - d) any other standards needed to implement this Plan.

5.7 Site Plan Control

1. Site Plan Control is a tool used to achieve high quality site and exterior building design and function. It is used to achieve appropriate siting and massing of *development* and to ensure the safety, accessibility, attractiveness, and compatibility of a *development* within the site context and overall urban or rural landscape. Site Plan Control is also used by the Township to secure land for

road widenings and to implement streetscape improvements in public streets and boulevards adjoining *development* sites.

2. All areas of the Township are designated as a Site Plan Control Area under the provisions of the *Planning Act*, save and except for any areas covered by the Community Planning Permit System By-law.
3. Council shall, by way of a Site Plan Control By-law passed under Section 41 of the *Planning Act*, identify specific areas and/or types of *development* subject to Site Plan Control. In such a By-law, Council may also deem certain types of *development* exempt from Site Plan Control as Council deems appropriate.
4. Notwithstanding the foregoing, agricultural lands and land uses are not subject to Site Plan Control, except in the case of *major development of agriculture-related uses* and *on-farm diversified uses* and greenhouses which may be subject to Site Plan Control at the discretion of the Township.
5. Minor renovations and extensions may be exempt from the requirement to obtain Site Plan Approval.

5.7.1 Purpose of Site Plan Control

1. It is a primary objective of this Official Plan to ensure a safe, functional and attractive built environment, sympathetic with the historical form and function of the Township's designated *Settlement Areas* and natural landscape. This objective is advanced by a series of *development* principles as well as by the policies for archaeological and heritage conservation.
2. Site plan control shall be used to protect *existing* adjacent uses from new *development* or *redevelopment* where it is likely that, due to its nature, it could have a detrimental physical or visual impact on the *existing* use or uses.
3. Site plan control shall be used to ensure adherence to proper *development* standards, to minimize land use incompatibility between new *development*, *redevelopment* and *existing* uses, and to provide functional and attractive on-site facilities such as landscaping and lighting (dark sky friendly).
4. Site plan control shall be used to ensure the safe and efficient movement of both vehicular and pedestrian traffic as it relates to the *development* and surrounding area.
5. Site plan control shall be used to ensure the conveyance of any required easements to the municipality for maintenance or improvements of drainage works, watercourses, public *utilities*, roadways and similar undertakings.
6. Site plan control shall be used to ensure proper grading, storm drainage, stormwater management and maintenance in regard to surface water and erosion.

7. Site plan control shall be used to control the placement, massing and conceptual design of buildings, *utilities* and related facilities.

5.7.2 Plans and Drawings

1. The Township shall require drawings showing plans, elevations and cross-section views for each building to be erected, including, pursuant to Section 5.7.1 above, buildings to be used for residential purposes, which are sufficient to show the massing and conceptual design of the proposed building(s), the relationship of the proposed building(s) to adjacent buildings, streets, and exterior areas to which members of the public have access, and:
 - a) The facilities to provide access to and from the lands, such as access ramps and curbing and traffic direction signs;
 - b) Loading and off-street parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles and the proposed surfacing of such areas and driveways;
 - c) Walkways and walkway ramps, including their proposed surfacing, and all other means of pedestrian access;
 - d) The proposed method of lighting (dark sky friendly);
 - e) Signage, walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining land;
 - f) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - g) Easements to be conveyed to the municipality for construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and any other public *utilities* of the municipality or a local board thereof;
 - h) Grading or other alteration in land elevation and the proposed method for the disposal of stormwater including any required flood-proofing techniques and waste water from the land and from any buildings or structures thereon;
 - i) Outdoor storage on lots adjacent to Highway 11 should be avoided and where unavoidable shall be screened from the highway or located in a yard facing away from the highway. On interior lots, ancillary outdoor storage should be screened from the road. The Zoning By-law shall establish the appropriate

limits for outdoor storage, and may include strict limitations on outdoor processing of goods or materials;

- j) Outdoor display and sales area on lots adjacent to Highway 11 shall be permitted provided the outdoor display and sales area is in conjunction with a business located within a building or structure on the same lot, for the display or sale of produce, merchandise or the supply of services. The Zoning By-law shall establish the appropriate limits for outdoor display and sales area, and may include strict limitations on the area of land to be used for such use; and,
 - k) Other matters permitted by the *Planning Act* which the municipality deems necessary or appropriate.
2. In addition to the other requirements of this section, facilities that are intended to provide access to buildings and other components of a land use for persons with disabilities may be considered and required as a part of a Site Plan Approval process.

5.7.3 Road Widenings

- 1. The Township shall acquire the widenings for rights-of-way, turn lanes, intersection improvements and daylight triangles at intersections, in accordance with the policies of this Plan, as a condition of Site Plan Approval, free and clear of all encumbrances.

5.7.4 Site Plan Control Agreements

- 1. In an area subject to a site plan control by-law, the Township may require, as a condition of *development* or *redevelopment*, that an agreement be entered into between the municipality and land owner. The agreement may stipulate, through the text of the agreement and/or through the use of plans and drawings, the location of buildings and structures to be erected and show or describe the location of all works and facilities provided for under Section 41 of the *Planning Act*.
- 2. The Township shall require financial security through bonding letters of credit or other financial arrangement prior to *development* to the satisfaction of the Township.

5.8 Community Planning Permit System By-law

The *Planning Act* permits the Township to implement a Community Planning Permit System that is intended to combine Zoning, Minor Variance, and Site Plan Approval processes, as identified in this Plan. Council considers the following area of the Township appropriate and where it may consider the implementation of a Community

Planning Permit System in initial stages: Shoreline designations surrounding Lake Simcoe and Bass Lake. Council may further expand the utilization of the Community Planning Permit System to other specific designations and areas, or to the entire Township without amending this Plan to do so.

Except for those types of *development* for which the Community Planning Permit By-law specifies that no permit is required, a permit will be required prior to undertaking any *development, site alteration* or tree cutting within the Community Permit Area

A permit shall not be required for the following:

- a) any *development* that has a plan approved through prior Site Plan Control may proceed with *development* in accordance with the approved site plan.
- b) any necessary repairs or maintenance to *existing development*.
- c) the placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007.

5.8.1 Objectives

1. The objectives of the Township in implementing a Community Planning Permit System include but are not limited to the creation of vibrant neighbourhoods in the Shoreline designation, creation of an attractive public and private waterfront, the creation of green spaces and multi-use trails and to provide for their *interconnectivity* to the rural area and adjacent neighbourhoods, and the protection of the natural environment.
2. A Community Planning Permit By-law shall clearly articulate and establish *development* and design requirements, provisions and standards which must be demonstrated to the satisfaction of the Township including public notification requirements prior to the granting of any approval. The Community Planning Permit By-law(s) will provide for a streamlined approach to the review and approval of *development* applications and allow for flexibility with a clearly articulated vision for the area.

5.8.2 Delegation of Approval Authority

1. Council may delegate to Staff the approval or issuance of Community Planning Permits. Limits on and criteria for such delegation shall be established in the Community Planning Permit By-law. All approvals issued through the Community Planning Permit System must be deemed to be consistent with the policies of this Plan.

5.8.3 Application Requirements

1. All Applications for Community Planning Permits are required to submit a full drawing and plan set which includes elevation and cross section drawings for any proposed building or structure. The Township shall determine, in its Community Planning Permit Bylaw, the detailed requirements for the submission of a Complete Application which will include, but not be limited to, matters of ownership, current planning controls, *existing* and proposed uses, location of natural features, and a comprehensive description of the proposed *development*. If any variations are requested, servicing and related engineering matters will also be required. The requirements of this Plan with respect to Complete Applications and Supporting Studies shall apply to Community Planning Permit Applications.
2. Technical reports, plans and studies may be required to assist in the review process of a Community Planning Permit Application. The requirements for Complete Applications and for Community Planning Permits will be outlined in the Community Planning Permit System By-law.

5.8.4 Discretionary Uses

1. As shall be provided in the Community Planning Permit By-law, a permit may be issued to allow, as a discretionary use, any use not specifically listed as a permitted use in this Plan provided that the proposed use is similar and *compatible* with the listed permitted uses and would maintain the intent, principles, policies and objectives of this Plan.

5.8.5 Variations

1. The Community Planning Permit System may allow for defined variations to the standards and regulations outlined in the Community Planning Permit By-law. Such variations will only be permitted if they are consistent with the intent, principles, policies and objectives of this Plan.

5.8.6 Conditions and Agreements

1. The Township may impose conditions and grant provisional approval prior to final approval as set out in the Community Planning By-law.
2. A *Development Agreement*, registered on title, may be required prior to final approval for any Community Planning Permit Application.
3. As a condition of the approval of a Community Planning Permit Application and as set out in the required *Development Agreement*, the Township may require the owner to provide to the satisfaction of and at no expense to the Township any or all of road widenings, facilities for access to and from the lands such as ramps, curbing and traffic signals, off-street parking and loading facilities, walkways and

ramps, facilities designed to have regard to the accessibility for person with disabilities, lighting of any land or buildings, vaults and enclosures for the storage of waste and recycling materials, easements for engineered services and public *utilities*, and the grading of the lands including the provision of storm water management controls and facilities.

4. The agreement may also include, but shall not be limited to, the provision of public benefits, maintenance of the works, securities and insurance, timing of construction including commencement and completion, fees, and cash-in-lieu of parking and/or parkland dedication.

5.8.7 Transition to Community Planning Permit By-law

1. Where any policy of this Plan refers to, or requires approval of, a zoning use or provision, or site plan control, the requirement may be interpreted as a reference to, or a permit approval requirement, where the municipality has replaced the implementing comprehensive zoning by-law and site plan control by-law with an implementing Community Planning Permit By-law. The policies of the Official Plan shall then be read to interpret any matter related to zoning or site plan control as a matter instead governed by the Community Planning permit By-law.

5.9 Community Improvement Plans

Community Improvement Project Areas are designated by by-law in compliance with the provisions of the *Planning Act* and are intended to identify areas in which Community Improvement Plans may be undertaken to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans shall provide the Township with various powers to maintain and promote attractive and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

The Township may designate any new Community Improvement Project Areas, or may make minor boundary adjustments to any new or *existing* Community Improvement Project Areas, without an amendment to this Plan.

5.9.1 Designation of Community Improvement Project Area

1. The designation of a Community Improvement Project Area shall be based on one or more of the following criteria:
 - a) Deficiencies in the physical *infrastructure* of the area, including, but not limited to, the sanitary sewer system, storm sewer system, and/or watermain system, roads, sidewalks, curbs, street lighting, traffic control and electricity generation facilities and transmission and distribution systems;

- b) Deficiencies in community and social services including, but not limited to, public open space, municipal parks, indoor/outdoor community or recreational facilities, and public social facilities;
- c) Evidence of economic decline in commercial areas, such as unstable uses or high vacancy rates;
- d) Land use compatibility problems;
- e) An identified need for maintenance, repair, restoration, rehabilitation or *redevelopment* of buildings and structures;
- f) An identified need for streetscape improvements on public and/or private property;
- g) An identified need for heritage resource conservation;
- h) Opportunities for *intensification* and *redevelopment* of under-utilized sites;
- i) An identified need for *affordable* housing; and,
- j) *Existing* or potential soil or water contamination.

5.9.2 Preparation of Community Improvement Plans

1. The Township may prepare, adopt and implement Community Improvement Plans for designated Community Improvement Project Areas.
2. Community Improvement Plans shall guide any or all of the following activities within the designated Community Improvement Project Area:
 - a) Upgrades to *existing* municipal *infrastructure* and *public service facilities*;
 - b) The construction, repair, rehabilitation or improvement of buildings and structures;
 - c) The acquisition, holding, clearing, grading, environmental remediation or preparation of land for community improvement;
 - d) The sale, lease, transfer or other disposition of municipal lands and buildings;
 - e) The provision of grants, loans or tax assistance for community improvement activities such as the cost of rehabilitating or improving lands and buildings;
 - f) The utilization of provincial and federal grant programs; and,

- g) The phasing of improvements.
- 3. Council may, by by-law, repeal the designation of a Community Improvement Project Area where it is satisfied that the community improvement plan has been carried out.

5.9.3 Implementation of Community Improvement

- 1. When a by-law has been passed to designate lands as a Community Improvement Project Area, the Township may implement the Community Improvement Policies in the following manner:
 - a) Identify specific Community Improvement projects and prepare Community Improvement Plans;
 - b) Participate in programs with senior levels of government;
 - c) Acquire or rehabilitate land, if necessary, to implement adopted Community Improvement Plans;
 - d) Encourage the orderly *development* of lands as a logical and progressive extension of *development*;
 - e) Encourage the private sector to utilize available government programs and subsidies;
 - f) Encourage rehabilitation of *existing* buildings and structures, which may adapt to an alternative, sequential use, *compatible* with surrounding community and the intent of the Official Plan;
 - g) Review and, possibly enact specific Regulations in the implementing Zoning By-law or Community Planning Permit By-law, which provides for a range of appropriate uses according to permitted standards and encourages an efficient and integrated land use pattern;
 - h) Review and, where appropriate, apply to the *Ontario Heritage Act*, to recognize, designate and protect heritage buildings and districts;
 - i) Enforce the Township's Property Standards By-law;
 - j) Co-operate with and support constructive activities and programs undertaken by special interest groups within the designated Community Improvement Project Area; and,

- k) Co-operate with and support local activities and programs undertaken by local service organizations, particularly those which provide for improvements to recreational and *community facilities* where identified deficiencies exist.
2. In order to ensure the proper coordination and *development* of public works, notification of proposed improvements shall be provided to the appropriate public agency and any required approvals secured prior to affected works proceeding.

5.10 Environmental Impact Studies

1. Where a requirement for an Environmental Impact Study (EIS) is established in this Plan, no *development* requiring a *Planning Act* approval shall be permitted unless an EIS is completed. Any EIS must be considered by Council in consultation with other appropriate agencies, and be undertaken in accordance with ecological best practices and standards before a planning application that facilitates the *development* that is subject to the EIS is adopted or passed by Council. The term EIS shall be considered interchangeable with Natural Heritage Evaluation and Natural Heritage Assessment and the policies of this section apply to each interchangeably.
2. The need to carry out such a study may be waived by the municipality if the proposed *development* is minor in nature and/or is located in an area that is not the site of or near any significant natural heritage features and/or if the subject lands are within a Draft Approved subdivision which has already been the subject of an EIS and recommendations are incorporated in the final approvals or where lands are zoned to permit a use that is permitted by the implementing zoning by-law. However, in the case of lands zoned for *development*, where a site plan approval is required a scoped EIS may be required. A full or scoped EIS may also be required for lands with the Community Planning Permit System area as established in the implementing by-law.
3. The purpose of an EIS is to:
 - a) collect and evaluate all appropriate information in order to have an understanding of the boundaries, attributes and functions of all natural heritage and related ecological and hydrological feature(s); and,
 - b) make an informed decision as to whether or not a proposed use will have a *negative impact* on the natural heritage features and related *ecological functions* of the Township and should be denied or permitted with appropriate mitigation and/or compensation.
4. Any EIS required by this Plan shall describe the natural heritage features and *ecological functions* and related hydrological features, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS shall give consideration to the relevant aspects and inter-relationships of

various components of the *natural heritage system* on and off the site. In addition, the EIS shall address how the proposed *development* will protect, maintain or restore the significant natural features and *ecological functions* of the *natural heritage system*.

5. It is a general objective of the municipality that a net environmental gain be achieved. The area under study shall generally include the lands that are subject of the application, any lands that may be subject to impacts from the proposed *development* and any lands that are proposed to be enhanced to achieve the net environmental gain.
6. The need for, contents, scope of an EIS shall be determined through pre-consultation with the Township, in consultation with the appropriate ~~Conservation Authorities~~ and any agency having jurisdiction or that the Township deems appropriate.
7. Any EIS shall be considered by the Township, in consultation with the appropriate ~~Conservation Authorities~~ and any other review agencies having jurisdiction, before a planning application that facilitates the *development* that is subject to the EIS is adopted or passed by Council.
8. The Township may peer review all or part of an EIS prepared by the proponent in support of a *development* application, at the sole expense of the proponent.
9. The EIS shall demonstrate, where applicable, that the relevant policies of this Plan are met and, in particular, that the proposed use will not have a *negative impact* on key natural heritage and key hydrological features and functions. The results of the EIS shall provide the opportunity to:
 - a) Determine the presence and extent of any significant natural heritage feature or *ecological function*;
 - b) Understand the sensitivity of any significant natural heritage feature or *ecological function* to withstand any *development* impacts;
 - c) Establish, where appropriate, an impact mitigation strategy that ensures no impact on significant natural heritage features and the *ecological functions*, including a *vegetation protection zone*; and/or,
 - d) Refine the boundaries of the Greenlands or Environmental Protection designation.
10. The completion of an EIS does not guarantee that the proposed *development*, *redevelopment* or *site alteration* will be approved. Proposed *development*, *redevelopment* or *site alteration* will not be approved where it is in conflict with other policies of this Plan.
11. Where necessary, Site Plan approval, Community Planning Permit System, Subdivision or *Development Agreements* shall be used to implement the

recommended mitigation measures or restoration/ecological offsetting strategies identified in the EIS.

5.11 Committee of Adjustment

1. The Committee of Adjustment as appointed by Council under the *Planning Act*, shall be guided by the intent and purpose of this Plan and implementing Zoning By-law in making decisions applications pursuant to the *Planning Act*.
2. Pursuant to Section 45 (2) of the *Planning Act*, the Committee of Adjustment may permit the enlargement or extension of legally-conforming buildings or structures. A minor variance may be considered with or without conditions to address the considerations listed in the above section but no permission may be given to enlarge or extend the building and structure beyond the limits of the land owned and used on connection therewith on the date the by-law was passed in accordance with Section 5.24(4). The Committee of Adjustment may also permit the use of any land, building or structure for any purposes that, in the opinion of the Committee, conforms with the uses permitted in the Zoning By-law.
3. Council may, by by-law, empower the Committee of Adjustment to grant minor variances from the provisions of any by-law of the municipality that implements the Official Plan. Without limiting the generality of the foregoing, the Committee of Adjustment shall authorize minor variances only where it is satisfied that, individually and cumulatively, the proposed variance is minor; desirable in relation to the appropriate *development* or use of the land, building or structure and in relation to the surrounding lands; and that the general intent and purpose of the By-law and of this Plan are maintained.
4. The Committee of Adjustment shall also be authorized to consider and approve applications for Consent under Section 53 of the *Planning Act* and applications for a Validation Certificate under Section 53 of the *Planning Act* and applications for a Validation Certificate under Section 57 of the *Planning Act*, subject to compliance with the requirements of those sections and provided that they maintain the intent and purpose of this Plan and any applicable Zoning By-law, and any other relevant requirements under the *Planning Act*.

5.12 Minor Variances

1. The Township may grant minor variances to the implementing Zoning Bylaw, pursuant to the *Planning Act* and subject to information demonstrating that the *Planning Act* criteria is met.
2. The Committee of Adjustment may impose conditions to the approval of minor variances to ensure the *development* is in keeping with the policies of this Plan. The conditions may include, but are not limited to, the requirement for a *development* agreement or the retention of *existing* natural vegetation or the

replacement of same if destroyed during construction in accordance with the policies of this Plan.

5.13 Holding Provisions

1. In accordance with the *Planning Act*, Council may pass a Zoning By-law which identifies a use of land, but prohibits the actual *development* of the land until a later date when identified conditions have been met. These conditions are set out in the policies applying to the land use designations in this Plan.
2. The objective of utilizing a Holding Provision is to ensure that:
 - a) the appropriate phasing of *development* or *redevelopment* occurs;
 - b) *development* does not proceed until services and *utilities* are available to service the *development*; and/or,
 - c) agreements respecting the design of the proposed *development* are entered into;
 - d) for matters requiring the implementation of Site Plan Control pursuant to Section 5.7 of this Plan.
3. Council, at any time, may designate any Zone or part of a Zone as a Holding Provision by placing an “H” in conjunction with the Zone symbol in order to meet one of the above-mentioned objectives.
4. Permitted uses on lands subject to a Holding Provision shall be limited to *existing* uses only and *development* is generally not permitted. Exceptions may be considered within the implementing Zoning By-law for minor buildings and/or structures.

5.14 Temporary Use By-laws

1. The Township may pass Temporary Use By-laws to authorize the temporary use of land, buildings or structures for any purpose as set out therein, and notwithstanding that such purpose may be otherwise prohibited by the Zoning By-law. Such a use shall generally conform to the policies of the Official Plan.
2. These temporary uses may be authorized for a specific time period up to three years (except for *Garden Suite* uses) and should be applied where it is considered inappropriate by the Township to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not particular. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease to otherwise will be viewed as contravening the implementing Zoning By-law.
3. Prior to the approval of a Temporary Use By-law, Council shall be satisfied that the following principles and criteria are met:

- a) the proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) the proposed use shall be *compatible* with adjacent land uses and the *character* of the surrounding neighborhood or incorporates site mitigation measures to ensure compatibility;
- c) the proposed use shall not require the extension or expansion of *existing* municipal services;
- d) the proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) parking facilities required by the proposed use shall be provided entirely on-site;
- f) the proposed use shall not warrant the need for road improvements during the term of the use;
- g) the proposed use shall generally be beneficial to the neighborhoods or the community as a whole;
- h) the proposed use is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering;
and,
- i) the proposed use shall generally conform with the policies of this Plan.

5.15 Delegation of Approval Authority

1. Council may delegate its decision making authority respecting *development* applications such as Draft Plan of Subdivision/Condominium or Site Plan Approval and its authority for approval, issuance of conditions, execution and release of agreements to Township Staff as outlined by by-law. Limits on and criteria for such delegation shall be established by Council through by-law. All approvals issued through Draft Plan of Subdivision or Site Plan Control must be deemed to be consistent with the policies of this Plan.

5.16 Minor By-laws Delegation

1. Council may enact a by-law in regard to the delegation of authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a Committee of Council or to Township Staff.
2. Such by-laws may include a by-law to remove a Holding Provision and a by-law to authorize the temporary use of land, buildings or structures in accordance with subsection 39 (1) of the *Planning Act*.

5.17 Interim Control By-laws

1. The Township may pass an Interim Control By-law in accordance with the *Planning Act*, to prohibit the use of land, buildings or structures within the Township or within a defined area or areas thereof.
2. The purpose of the Interim Control By-law is to prevent *development* or *redevelopment* until a review or study is undertaken in respect to land use planning policies in the Township or in the defined area or areas as established in the By-law.
3. The Interim Control By-law shall have an expiry date of no more than one (1) year from the date of the passing thereof or as provided for in the *Planning Act*. The By-law may be amended to increase the time period up to one (1) additional year or as provided for in the *Planning Act*. The Township may not enact another Interim Control By-law on the same lands where one has lapsed, for a period of three years.
4. Interim Control By-laws shall not prohibit the use of lands for any purpose lawfully in existence, or for which a building permit has been issued under the *Building Code Act*, on the date of passing of the Interim Control By-law.

5.18 Property Standards By-law

1. Council may enact a by-law in regard to minimum standards of maintenance and occupancy to help maintain a reasonable standard of building and property maintenance within the planning area.

5.19 Tree Conservation

1. The Township shall adhere to the provisions of the County of Simcoe's Forest Conservation By-law which restricts and regulates the destruction of trees by cutting, burning, or other means before the clearing or cutting of trees in any woodlot.

2. The retention of individual mature trees shall be encouraged where grading permits. The Township's *Site Alteration* By-law may include requirements for protective works around trees.
3. Tree cutting may occur within approved Site Plans or Draft Approved Plan of Subdivisions or other *development* applications in order to erect a building or structure where approvals or permits are in place.
4. *Existing* hedgerows located between the various farm parcels provide a visual attraction and should be preserved wherever possible, given site grading requirements.
5. *Significant woodlands* shall be retained and conveyed to the Township as a condition of draft plan approval.
6. Proponents of *development* applications shall agree implement the policies of the Township's Protection and Enhancement of Tree Canopy and Natural Vegetation Policy.
7. The Township may impose Site Plan Control as a requirement for *development* or *redevelopment* in order for a Tree Inventory and Preservation Report to be prepared to evaluate the impact of the trees by the proposed *development* or *redevelopment* and what the recommended action is (retain or protect) and to provide recommendations on how to mitigate damage to retained trees during construction.

5.20 Municipal Land Acquisition & Disposition

1. The Township may acquire land to implement any element of this Plan in accordance with the provisions of the *Municipal Act*, the *Planning Act*, or any other Act.
2. Consideration shall be had for opportunities arising from the closure of school sites or other public facilities for municipal acquisition related to provision of *public service facilities*.

5.21 Public Uses

1. Public uses are permitted in all land use designations; however, some public uses may be prohibited in certain zones within the Implementing Zoning By-law or certain Planning Permit Areas in the Community Planning Permit System for social, environmental and/or public safety reasons.
2. The Implementing Zoning By-law and Community Planning Permit System By-law shall contain regulations that control the siting of all public buildings, *accessory uses*, parking and outdoor storage associated with any public uses, to the satisfaction of the Township.

5.22 Land Uses Prohibited in All Designations

1. No property in any designation established by this Plan may be developed or redeveloped for any of the following purposes:
 - a) any use that does not comply with any Provincial legislation or regulations;
 - b) any use which does not comply with the applicable Conservation Authority regulations where applicable;
 - c) any prohibited use indicated in the Township's Zoning By-law or Community Planning Permit System By-law, including those considered a serious health and safety risk;
 - d) any use prohibited in a wellhead protection zone; or,
 - e) a facility for the storage or treatment of hazardous industrial waste. This prohibition does not apply to industrial waste which is a by-product of their legally *existing* industrial operation and maintenance activities as permitted by the appropriate authority.

5.23 Land Uses Permitted in All Designations

1. Notwithstanding any other policies of this Plan, *public or quasi-public uses* shall be permitted in all land use designations or as otherwise noted in specific policies of this Plan, and subject to the following policies:
 - a) *public or quasi-public uses* shall be permitted, subject to any regulatory requirements, such as the provisions of the *Environmental Assessment Act* and Industry Canada's requirements.
 - b) where possible, *public or quasi-public uses* shall be directed away from Agricultural and Greenlands designations. Prior to locating within these designations, it should be demonstrated that there are no suitable alternative locations in other more appropriate designations.
 - c) the implementing Zoning By-law shall contain regulations that control the siting of all public buildings and structures, accessory uses and outdoor storage associated with any public use.
 - d) where companies subject to federal or provincial control propose a new wireless communications facility, it is the policy of this Plan to encourage where feasible and appropriate:

- i) the screening of antennas and towers from view from roads or scenic vistas through landscaping, fencing or other architectural screening;
- ii) the use of innovative design measures such as the integration of such use with *existing* buildings or among *existing* uses;
- iii) collection with other service providers;
- iv) locations on *existing infrastructure* such as water towers or utility poles; and,
- v) locations away from sensitive land uses.

5.24 Accessory Uses

1. Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

5.24.1 Shipping Containers

1. A shipping container is deemed to be a structure and shall comply with the Ontario Building Code.
2. A shipping container shall not be used for human habitation.
3. Despite the foregoing, where a shipping container is converted and used as a construction material for a residential *dwelling unit*, secondary *dwelling unit*, or *garden suite* subject to the Ontario Building Code, it is a building.
4. A shipping container shall not be permitted on a lot in a designation where it permits a residential use, except for a period not exceeding 30 days for the purposes of storage in any given year provided that the shipping container is not located within or blocking access to a required parking space.
5. A maximum of two (2) shipping containers used for storage purposes are permitted in an Agricultural, Rural or *Employment Area* designation, and such shipping containers must be completely screened from view of adjacent properties or roads through the use of appropriate buffers and screening materials.

5.24.2 Sleeping Cabins (Bunkies)

1. Sleeping Cabins shall be permitted, as an *accessory use* to an *existing* residential use, in the Shoreline designation that permits residential uses. Sleeping Cabins are not permitted to have *habitable* space below grade.
2. Sleeping Cabins shall not be permitted in any area subject to natural hazards such as flooding or *erosion hazards*. Sleeping Cabins shall not be permitted in the required shoreline setback as defined by the Township's Zoning By-law, and shall be subject to the following policies:

- a) Sleeping Cabins shall be a maximum of one storey in height;
 - b) The maximum gross floor area of a Sleeping Cabin shall not exceed 55 square metres (592 square feet);
 - c) Sleeping Cabins shall not be permitted in an accessory detached garage;
 - d) Sleeping Cabins shall not be permitted in a boathouse. The conversion of a boathouse to Sleeping Cabins is prohibited;
 - e) A maximum of one Sleeping Cabin per lot shall be permitted;
 - f) A Minor Variance or Zoning By-law Amendment shall not be permitted to increase the size of the Sleeping Cabin; and,
 - g) The Sleeping Cabin shall conform to all other relevant policies of this Plan.
3. Sleeping Cabins shall have approved capacity for sewage and water on the site and shall not contain a kitchen and/or a food preparation facilities.
 4. Sleeping Cabins, where practical, shall be screened from the lake.
 5. The Township Zoning By-law shall include regulations for the number, size and other regulations for Sleeping Cabins and shall address the following matters:
 - a) The use is accessory to and the size is subordinate to the permitted residential use;
 - b) A maximum Gross Floor Area is provided;
 - c) Appropriate setbacks are provided which maintain the waterfront *character* and protect the natural heritage and natural hazard elements which are characteristic of the waterfront area;
 - d) The requirements to obtain a building permit/sewage system permit.
 6. Where site specific conditions warrant and the policies of this Official Plan are maintained, relief from the Zoning Regulations, except as otherwise stated in this Plan, may be considered by the Township for Sleeping Cabins due to site development constraints.
 7. The owner may be required to complete a declaration at the time of Building Permit submission that acknowledges the Sleeping Cabin is not to be used as a *dwelling unit* and that the Sleeping Cabin is to be used for temporary periods or seasonal purposes.

5.25 Uses Not Contemplated By This Plan

1. It shall be the policy of this Plan that any proposed new *development* which would introduce a land use, different from those uses described in this Plan in terms of scale, purpose or nature, and neither envisioned nor contemplated by Council, shall be subject to detailed land use and technical studies as deemed necessary by the Township and applicable external agencies. Such studies will be conducted at the applicant's expense. The intent of this policy is to place the onus on the applicant to demonstrate that the introduction of a new use into the community would not be a detriment on the Township's economic, social, cultural, environmental and financial base, would not have a negative impact on municipal services, and would not require additional municipal or community services.

5.26 Existing Land Uses, Buildings and Structures

1. There are a number of existing land uses which are non-conforming or non-complying. A non-conforming use is a use which is not included as a permitted use for the zone in which the use is located, pursuant to the Zoning By-law that implements this plan. A non-complying use is a use which is included in the permitted uses for the zone in which the use is located, pursuant to the Zoning By-law that implements this Plan, but which does not meet one or more performance standards of the zone such as those relating to yards or setbacks.

5.27 Non-Conforming Uses

1. A non-conforming use is a use that does not conform to the uses in the implementing Zoning By-law.
2. As a general rule, *existing* uses that do not conform to the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of this Plan and the intent of the implementing Zoning By-Law.
3. If the use legally existed prior to the date of the passage of the implementing Zoning By-law, they are deemed to be legal non-conforming. Nothing in this Plan shall affect the continuance of uses legally *existing* on the date this Plan was adopted by Council. If such non-conforming uses cease, then the rights derived from such uses shall terminate.
4. In certain circumstances, it may be appropriate to allow for the replacement, extension or enlargement of legal non-conforming uses through the granting of a Minor Variance or by placing the use in an appropriate zone in the implementing Zoning By-law.

5. When considering a Minor Variance for an extension or enlargement of a non-conforming use, the Township in assessing the appropriateness and impact of the proposed *development* may consider the following:
 - a) the proposed extension or enlargement of the *existing* non-conforming use shall not aggravate the situation created by the existence of the use;
 - b) the size of the enlargement in relation to the *existing* operation or use shall be in an appropriate proportion to the existing size of the non-conforming use;
 - c) whether the proposed enlargement is *compatible* with the *character* of the surrounding area and is in keeping with the scale and massing of surrounding *development* and neighbouring properties and shall generally maintain the overall scale and massing of the *existing* building(s) proposed to be extended or enlarged;
 - d) conditions that may minimize any potential nuisances can be imposed, including but not limited to, buffering, landscaping, building setbacks, Site Plan Control and other means to improve the *existing* situation, as well as minimize the potential impacts from the enlargement; and,
 - e) the characteristics of the *existing* use in relation to noise, vibration, dust, smoke, odours, traffic, safety, parking, lighting, municipal services, and the degree to which any of these factors may be increased or decreased by the enlargement.
6. *Existing* uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are not significantly increased.
7. New lots that are created as a result of the merging of two or more lots in an *existing* Plan of Subdivision or lots that are made larger as a result of a lot addition shall be deemed to comply with the lot frontage and lot area requirements of the Township's implementing Zoning By-law.

5.28 Non-Complying Structures

1. A non-complying structure is a structure that does not conform to the zone standards in the implementing Zoning by-law.
2. If the structure legally existed prior to the date of the passage of the Township's implementing Zoning By-law they are deemed to be legal non-complying.
3. A legal non-complying structure may be enlarged, repaired, replaced or renovated provided that the enlargement, repair or renovation or replacement:
 - a) does not further increase a situation of non-compliance;
 - b) complies with all other applicable provisions of this Plan and the implementing Zoning By-law;

- c) does not increase the amount of floor area or volume in a required yard or setback area; and,
- d) will not pose a threat to public health or safety.

5.29 Existing Draft Plan Approved Residential Subdivisions

1. It is the intent of Council to withdraw draft approval after an appropriate period of time has elapsed if a subdivision is not proceeding to the *development* stage in an expeditious manner. Generally, Council shall withdraw draft approval after three (3) years have elapsed.

5.30 Amendments to the Official Plan

1. It is the intent of this Plan to serve as the basis for managing change in the Township over the planning horizon set out by the Province. As a result, this Plan identifies enough land for residential, commercial and industrial uses to last until the year 2031.
2. It is the intent of this Plan that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.
3. The Township shall consider applications for Amendments to this Plan within the context of the policies and criteria set out throughout this Plan. An applicant for an Official Plan Amendment shall be required to submit a planning justification report(s) to demonstrate the rationale for an Amendment to this Plan, and shall be required to evaluate and address such matters, including but not limited to:
 - a) Conformity with Provincial policies, plans and guidelines and the County of Simcoe Official Plan;
 - b) Conformity to the vision, principles, objectives and policies of this Plan, and other Township approved policies and plans;
 - c) Justification of the need for the proposed Amendment;
 - d) Suitability of the lands for the proposed use;
 - e) Land use compatibility with the *existing* and future uses on surrounding lands; and,

- f) Adequacy of service *infrastructure* and community *infrastructure*, including *public service facilities*, to support the proposed use.
4. Technical or minor revisions to this Plan may be made without an Official Plan Amendment provided they do not change the general intent of the Plan. In accordance with Section 16(19.3) of the *Planning Act*, as amended, Council may eliminate notice to the public and a public meeting for a technical or minor revision to the Official Plan which does the following:
- a) changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - b) consolidates previously approved Official Plan Amendments in a new document without altering any approval policies or maps;
 - c) corrects grammatical or typographical errors in this Plan which do not affect the intent of affect the policies or maps;
 - d) rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,
 - e) translates measurement to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.
5. In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the procedures of the *Planning Act*.

5.31 Official Plan Review

1. Where the Official Plan for the County of Simcoe is updated or replaced, the Township's Official Plan shall be reviewed and updated accordingly to ensure conformity.
2. The assumptions, objectives, and policies of this Plan shall be reviewed after ten (10) years from the date of adopting the new Official Plan, and then at least once every five years at a meeting of Council, which shall be advertised in accordance with the *Planning Act*, as amended.
3. The Official Plan Review shall be consistent with the definition of a comprehensive review in the PPS, and shall also consist of an assessment of:
 - a) the effectiveness of the Plan in protecting natural heritage, water quality, heritage resources, aggregate resources, and the general built and natural environments within the Township;

- b) the continuing relevance of the vision that forms on the basis of all policies found in this Plan;
- c) the degree to which the objectives of this Plan have been met;
- d) the amount and location of lands available for urban *development*;
- e) whether the Township has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
- f) the Township's role within the County and its relationship with other municipalities;
- g) *development* trends in the County and their effect on *development* and future transportation needs in Oro-Medonte; and,
- h) the nature of and Province-wide or County-wide planning initiatives and their implications on Oro-Medonte.

5.32 Transition

1. Notwithstanding the provisions of this Plan:
 - a) This Plan shall not be construed so as to affect *pre-existing* rights respecting legally *existing* and legally permitted uses of land, buildings or structures that comply with in-force Zoning By-laws at the time this Plan is approved, nor to affect *pre-existing* rights respecting lands, building or structures that are legal non-conforming under Section 34(9) of the *Planning Act*.
 - b) Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Condominium approval or Site Plan approval which were deemed complete and still in process prior to approval of this Plan, or which were approved by the Township or the Ontario Land Tribunal between adoption and approval of this Plan, are required to conform only with the policies in force at the time of the complete application or approval until the date this Plan is amended pursuant to the next official plan review.
 - c) The provisions of this Plan represent Council's opinion of best planning practices, and accordingly, proponents with applications that meet the requirements of Policy 5.31(b) are encouraged but not required to conform with the objectives and policies of this Plan.

- d) Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Condominium approval or Site Plan approval which were not deemed complete until after approval of this Plan shall be required to conform with the policies of this Plan to the extent it is approved and in force prior to the submission of a complete application.

PART 6: EXCEPTIONS

It is the policy of Council that:

1. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 16, Concession 14, being Parts 1-3 on Plan 51R-30258 (municipally known as 5071 Highway 11 North) and shown as Exception Area “1” on Schedule H (Exceptions) to this Plan, the following *existing* structures and land uses are permitted:
 - a) *Existing* Buildings, Buildings Supply Outlets and Showroom, Business Offices, Custom Workshops, Retail Stores accessory to a permitted use, Building Contractors Supply Outlet, Auction Centre, Contractor’s Yard, Warehouses, Outdoor Storage Uses, Construction Equipment Sales Establishment, Banquet Hall, Recreational Vehicle Sales Establishment (Snowmobiles, 4x4 vehicles), Swimming Pool and Spa Sales Establishment, Dock and Seasonal Sales Establishment, Motor Vehicle Sales Establishment (for a maximum of 50 vehicles), Trailer/Recreational Vehicle Sales Establishment (for a maximum of 135 units), Mobile/Modular Home Sales Establishment (maximum of 5 units), Service Shops Light, Accessory Outdoor Display and Sales (to a maximum of 7 businesses), and Temporary Tents.
2. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 21, Concession 4, (municipally known as 134 Line 4 South) and shown as Exception Area “2” on Schedule H (Exceptions) to this Plan, a drive-in theatre is permitted on the lands.
3. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 20, Concession 11, (municipally known as 56 and 154 Line 11 North) and shown as Exception Area “3” on Schedule H (Exceptions) to this Plan, the following provisions shall apply:
 - a) a seasonal campground is permitted on the lands. Site plan control approval or other legal agreement on title in accordance with the policies contained in this Plan, shall be required prior to the *development* of the site. In addition to the policies of the Plan and the requirements of Section 41 of the *Planning Act*, if applicable, the agreement shall contain measures to maximize the ecological function of the lands subject to the natural heritage features as shown in Schedule C, by enhancing this area with native plantings, subject to a restoration plan to the satisfaction of the Township and Lake Simcoe Region Conservation Authority
 - b) Prior to execution of the Site Plan Agreement, a Functional Servicing Report shall be completed to the satisfaction of the Township of Oro-Medonte, Lake Simcoe Region Conservation Authority, Ministry of

Environment and other agencies with designated approval authority for the subject lands.

4. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 22, Concession 8 as in RO1116954 and Part of Lot 22, Concession 9 as in RO1326331, Except Part 1 on 51R-31499; Lot 23, Concession 9, being Part 1 on 51R-31789; and Part Lot 21, Concession 8, designated as Parts 1, 2, and 3, Plan 51R-20880 and Part of Lot 21 Concession 8; Part Lot 22 Concession 8, as in RO850934 and shown as Exception Area "4" on Schedule H (Exceptions) to this Plan, the following provisions shall apply:
 - a) Recreational Uses and accessory parking is a permitted use. Additional permitted uses include camping, parking (day and overnight) and concession booths accessory to a permitted use on those lands designated as Eighth Line Special Policy Area.
 - b) No additional non-agricultural permanent buildings or structures are permitted.
5. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 1 and 2, Concession 7 (municipally known as 173 Horseshoe Valley Road West) and shown as Exception Area "5" on Schedule H (Exceptions) to this Plan, the following provisions shall apply:
 - a) All *development* shall be sited to maximize the preservation of the site's topography, wherever possible. An open space system, which links this site with adjacent *development* areas, shall be inherent in the design of the Plan of Subdivision.
 - b) The residential lots on the site shall be placed in a Holding Zone in the implementing Zoning By-law. The Holding Provision applying to the residential lots shall not be lifted until:
 - i) the execution of a Subdivision Agreement; and,
 - ii) an agreement has been entered into, and funded, between the appropriate parties respecting the relocation of the 6th Line intersection with County Road 22.

In addition, the Holding Provision applying to 50 percent of the lots specified in the Subdivision Agreement will not be lifted until such time as identified improvements to Municipal or County Roads have been completed or arrangements to improve the roads have been made to the satisfaction of the Township of Oro-Medonte.
6. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of South Half of Lot 3 and Part of Lot 4, Concession 4 and shown

as Exception Area “6” on Schedule H (Exceptions) to this Plan, the following provisions shall apply:

- a) the following permitted uses shall be permitted on the subject lands to provide for an appropriate mix of housing types and densities:
 - i) Single detached *dwelling*s, Semi-detached *dwelling*s, Townhouse *Dwellings*, Multiple *Dwellings*
 - ii) *Home occupations, Bed and Breakfast establishments*, Residential Care Homes
 - iii) Midrise Buildings to a maximum of 5 storeys, of all forms of tenure which may include senior citizen housing
 - iv) Uses compatible with the basic residential use such as Small Scale Commercial Uses and Institutional Uses. Such uses are permitted in conjunction with associated residential uses
- b) the predominant use of land within lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 shall be uses permitted in above noted Section 6(a)(i).
- c) Recognizing that a range of densities are appropriate within the *development* which will include densities to accommodate midrise *development*, with the predominant land use being for uses permitted in Section 6(a)(i), the density of the overall *development* within lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 shall not exceed 30 units per gross hectare.
- d) Lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4 shall provide an appropriate allocation of lands within the *development* or funds (or a combination of both) for the creation of public parkland to the satisfaction of the Township.
- e) For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4, Council shall be satisfied that the proposed form of servicing for the lands is appropriate and agreed to by the Township and the appropriate agencies. This may require the supporting documents/studies to be updated or amended to address the *development* plan.
- f) For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4, Council shall be satisfied that the proposed location, nature and timing of improvements to Horseshoe Valley Road and other roads is appropriate and agreed to by the Township and the appropriate agencies.
- g) For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4, Council shall be satisfied that the phasing of the

development is appropriate given the timing of the installation of services and improvements to Horseshoe Valley Road and other roads.

- h) For the lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4, Council shall be satisfied that all redline revisions, draft plan approvals or extensions conform to the policies contained in Sections 6(a) through 6(g).
 - i) For lands located on Part of South Half of Lot 3 and Part of Lot 4, Concession 4, Plan 51M-1035, Lots 9-13 and Lots 45-49 inclusive, notwithstanding any other policies in this Plan, on the lands shown as being subject to this Section on Schedule B2 to this Plan, townhouse *dwelling*s are permitted up to a maximum density of 23 units per hectare.
7. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 21, Concession 8 (municipally known as 3017 Highway 11) and shown as Exception Area “7” on Schedule H (Exceptions) to this Plan, a motor vehicle service station and kiosk are permitted on the lands
8. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 40, Concession 1 E.P.R (municipally known as 3239 Penetanguishene Road) and shown as Exception Area “8” on Schedule H (Exceptions) to this Plan, the following provisions shall apply:
- a) *development* on the subject lands shall be permitted to proceed without the need for a comprehensive parking management strategy being completed if it can be demonstrated that sufficient parking can be provided on-site to accommodate the proposed uses in accordance with the requirements of the Township Zoning By-law.
 - b) Notwithstanding the policies of Section 2.2.2.2, 2.2.2.3 and 2.2.2.4 – Urban Design, which require the preparation of detailed Urban Design and Streetscape Guidelines for the area before *development* occurs, *development* in the Employment Area Exception “8” designation shall be permitted to proceed if supported by site specific Urban Design and Streetscape Guidelines that consider the Urban Design vision that is detailed within this Plan.
9. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 5, Concessions 3 and 4 (municipally known as 1552 Bass Lake Sideroad West) and shown as Exception Area “9” on Schedule H (Exceptions) to this Plan, the following provisions shall apply:
- a) permitted uses shall include low and medium density residential uses and recreational uses.

- b) *development* shall occur by way of full sewer and water services in accordance with Section 4.2 of this Plan.
 - c) any form of *development* which necessitates the expansion of the existing on-site servicing capacity will be subject to an Official Plan Amendment which would consider the need for the additional growth that would result from the expansion.
10. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 11, Concession 8 (municipally known as 1525 Line 7 North) and shown as Exception Area "10" on Schedule H (Exceptions) to this Plan, a recycling establishment shall be permitted on the lands. The implementing Zoning By-law shall include a Holding provision in accordance with Section 36 of the *Planning Act* to ensure that a number of conditions are met before the use is initiated, with these conditions being specified in the implementing Zoning By-law.

The appropriate groundwater and surface monitoring programs be implemented through the Certificate of Approval issued by the Ministry of the Environment, Conservation and Parks for the subject land in order to satisfy the requirements of the Ministry with respect to groundwater and surface water matters. Long-term monitoring of groundwater on the subject lands shall be undertaken by the operator to the satisfaction of the Ministry, the Lake Simcoe Region Conservation Authority and the Township.

A Site Plan Agreement for the TRY Recycling operation at Part of Lot 11, Concession 8 (municipally known as 1525 Line 7 North) which requires, among other items, maximum height requirements for material stockpiles, and appropriate berming and buffering, entrances, hour of operation, and sight lines, shall be executed by the parties and registered on title to the lands. Prior to execution of the Site Plan Agreement, the Township will ensure that members of the public are provided information regarding the draft Site Plan.

11. Notwithstanding any other provision of this Plan to the contrary, for the lands known as North Part of Lot 25, Concession 1 (municipally known as 2221 Old Barrie Road West) and shown as Exception Area "11" on Schedule H (Exceptions) to this Plan, a public school shall be permitted on the lands.

PART 7: GLOSSARY

For the purposes of the interpretation of this Plan, the definitions in the Planning Act, the Provincial Policy Statement 2020, the Growth Plan (2020), the County of Simcoe Official Plan, the South Georgian Bay - Lake Simcoe Source Protection Plan and other applicable Provincial Plans shall apply. In all other instances, terms shall be defined in accordance with their common usage and if necessary, reference to the Canadian Oxford Dictionary.

Abutting: means two or more parcels of land sharing a common boundary of at least one point.

Accessory Building or Structure: means a detached, subordinate building or structure on the same lot as the main building devoted exclusively to an *accessory use*.

Accessory Use: means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot.

Active Transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adaptive Re-Use: means a change in use of surplus farm facilities on *existing* farms for approved non-farm uses that are *compatible* with the surrounding farming activities and are of a scale appropriate to the farm operation. *Adaptive re-use* is oriented to the conservation of heritage buildings and landscapes that would otherwise disappear as a result of their no longer being required for farm purposes.

Additional Residential Unit: shall mean a separate and self-contained dwelling unit that is subordinate to the primary dwelling and located within the same building or within a detached accessory building on the same lot as a primary dwelling.

Adjacent Lands: means those lands contiguous to a key natural heritage feature or *key hydrologic features* where it is likely that *development* or *site alteration* can reasonably be expected to have a *negative impact* on the feature. Generally, *adjacent lands* are considered to be within 120 meters from any part of the feature.

Adverse Effects or Impact: means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant and animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;

- f) rendering any property or plant or animal life unfit for use by humans;
- g) loss of enjoyment of normal use of property;
- h) interference with normal conduct of business.

Affordable: in the case of ownership housing, the least expensive of:

- a) housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households or;
- b) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the *regional market area*.

In the case of rental housing, the least expensive of:

- a) a unit for which the rent does not exceed 30% of gross annual household income for low- and moderate – income households; or
- b) a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

For the purposes of this definition, “low- and moderate -income households” means, in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the *regional market area* or, in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the *regional market area*.

Agricultural Uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fiber, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

Agriculture-Related Uses: means those farm related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.

Agri-Food Network: within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and *infrastructure*; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities.

Agri-Tourism Uses: means those farm related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Alternative Energy Systems: means sources of energy or energy conservation processes such as co-generation and energy from waste that significantly reduce the

amount of harmful emissions to the environment when compared with conventional energy systems.

Ancillary Uses: means small scale retail and commercial uses that primarily serve the business functions on employment lands.

Archaeological Assessment: means a survey undertaken by a provincially licensed archaeologist to identify an archaeological site and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of *archaeological assessment* that are specific to the circumstances Stage 1, Stage 2, Stage 3 or Stage 4 *archaeological assessment*, each of which as required is completed by provincially licensed archeologist in accordance with the current provincial requirements, standards and guidelines applicable to provincially licensed archaeologists.

Areas of Archaeological Potential: means areas with the likelihood to contain archaeological resources. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of Natural and Scientific Interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Asphalt Plant: means a facility with equipment designed to heat and dry aggregate and to mix aggregate with asphalt to produce asphalt-paving material and includes stockpiling and storage of bulk materials used in the process. Such facility may be fixed or portable.

Bed and Breakfast Establishment: means a type of home occupation in a single detached *dwelling* in which not more than 3 rooms are offered for rental to the traveling public, for overnight accommodation on a temporary basis, by the permanent occupant of the *dwelling*, and in which prepared food may be provided as part of the rental fee.

Best Management Practices: means methods, facilities and structures which are designated to protect or improve the environment and natural features and functions from the effects of *development* interference.

Brownfield Sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized derelict or vacant.

Buffer Area: for the purposes of waste management means the area adjacent to the *Fill Area* in which only *waste management site* uses other than *landfilling* may occur. Generally, the minimum distance for a buffer zone is 30 metres but can be extended to 100 metres or more at the discretion of the owner and operator of the *waste management site* or at the direction of the applicable provincial ministry.

Built Up Areas: means all land within the built boundary as defined by the Growth Plan for the Greater Golden Horseshoe, 2019.

Character: means the aggregate of the distinct features that work together to identify a particular area or neighbourhood. The distinct features may include the built and natural elements of an area.

Climate Change: means any significant change in long-term weather patterns. It can apply to any major variation in temperature, wind patterns or precipitation that occurs over time.

Community Facilities: means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as, but not limited to, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library, playgrounds, arenas, stadiums, swimming pools, and skating rinks.

Compatible: means *development* or *redevelopment* that may not necessarily be the same or similar to the *existing* buildings or uses in the vicinity, ~~but nonetheless,~~ ~~enhances the established community~~ and shall be able to coexist with *existing* buildings and uses in the vicinity without causing any *adverse impact* on surrounding properties.

Complete Streets: means streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists

Connectivity: means the degree to which key *natural heritage feature* or *key hydrologic features* are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer, and energy flow through food webs.

Conservation Use: means an area of land that is generally left in its natural state and which is used to preserve, protect and/or improve components of the natural heritage system of other lands for the benefit of man and the natural environment and which may include, as an *accessory use*, hiking trails and/or cross country ski trails, buildings and structures such as nature interpretation centres and public information centres.

Cultural Heritage Resources: means resources that contribute to our understanding of our past, including:

- a) archaeological resources: includes artifacts, archaeological sites, and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*;
- b) built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated

under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

- c) cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may include features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, parks, gardens, main streets and neighborhoods, cemeteries, trailways, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District).

D-4 Assessment Area: refers to the lands generally within 500 metres of the *Fill Area*, or more specifically, the area shown on Schedule E to this Plan. The *D-4 Assessment Area* may vary according to the actual waste cell location, depth and type of waste and existing conditions. The County of Simcoe will also prepare and make available for information purposes, a map showing the *D-4 Assessment Areas* for waste management sites containing a *Fill Area*.

D-4 Study: means a study required to evaluate the presence and impact of any adverse effects or risks to health and safety and any necessary remedial measures necessary for a proposed *development* in compliance with the Guideline D-4 including, but not limited to, ground and surface water (hydrogeology and hydrology), noise, odour, and dust, methane gas migration, traffic impact, land use compatibility, and other studies considered appropriate.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the *Planning Act*, or that are subject to the *Environmental Assessment Act*, but does not include:

- a) The construction of facilities for transportation, *infrastructure* and *utilities* used by a public body;
- b) Activities or works under the *Drainage Act*; or,
- c) The carrying out of agricultural practices on land that was being used for *agricultural uses* on the date this Plan came into effect.

Dwelling: means a separate building containing one or more *dwelling units*.

Dwelling, Unit: means two or more rooms used, designed or intended for the use of one or more individuals as a single housekeeping unit, with living, sleeping and sanitary facilities, and one kitchen facility, having a private entrance from outside the building or from a common hallway or stairway inside or outside the building.

Eating Establishment: means premises where food or beverages are prepared and offered for sale to patrons for immediate consumption on the premises while they are seated, and which may include an incidental take-out service.

Ecological Function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, *ecosystems* and landscapes. These may include biological, physical and socioeconomic interactions.

Ecosystem: means an ecological system that is composed of air, land, water and living organisms including humans and the interactions between them.

Employment Area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered and Threatened Species: means a species that is listed or categorized as an “*Endangered Species*” on the Ontario Ministry of Natural Resources and Forestry official Species at Risk list, as updated and amended from time to time.

Erosion Hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one-hundred-year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Existing: means legally *existing*, being a reality or an actuality as of the date of adoption of this Plan.

Farm Consolidation: means the acquisition of additional farm parcels to be operated as one farm operation located in Simcoe County.

Farm Operation or Farming Operation: means lands that are assessed as farmland, having a valid Farm Business Registration number for the purpose of agricultural uses.

Farm winery: means the use of land, buildings or structures as a secondary *agricultural use* to a vineyard and/or fruit farm on the same farm parcel for the processing of locally grown fruit, fermentation, production, bottling, aging and storage of wine and wine related products where the fruit used in the production of the wine shall be predominantly from the vineyard and/or fruit farm located on the same land as the *farm winery* as well as part of the farmer’s own farm operation. A *farm winery* may also include the retail sale of wine, hospitality room, winery office and a laboratory. A farm winery may include a cidery.

Fill Area: means the area of a *waste management site* for *landfilling* purposes.

Fish Habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flooding Hazards: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water: a) along the shorelines of large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards; b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

- a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
- b) the one-hundred-year flood; and
- c) a flood which is greater than a) Or b) Which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Ministry of Natural Resources and Forestry;

except where the use of the one-hundred-year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard)

Floodway: for river, stream and small inland lake systems, means the portion of the flood plain where *development* and *site alteration* would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the *floodway* is the entire contiguous flood plain. Where the two-zone concept is applied, the *floodway* is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two-zone concept applies, the outer portion of the flood plain is called the flood fringe.

Garden Suite: means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an *existing* residential structure and that is designed to be portable, but shall not mean a *mobile home*.

Green Infrastructure: means natural and humanmade elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground Water Feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Ground Water Recharge Area: means the area where an aquifer is replenished from (a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, (b) from human interventions, such as the use of storm water management systems, and (c) whose recharge rate exceeds a threshold specified in the regulations. The applicable Conservation Authority and/or the Severn Sound Environmental Association will specify the acceptable methodologies to determine groundwater recharge rates i.e. what qualifies as significant.

Group Home: means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being and:

- i) the members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and,
- ii) such facility is licensed and/or approved under Provincial Statutes and in compliance with municipal by-laws

Guideline D-4: means the *provincial Guideline D-4*, as amended and any successor guideline or legislation.

Habitable: means any floor space within a building or structure designed and capable to be used for living, sleeping, cooking or eating purposes as defined as suite or dwelling unit under the *Building Code Act*, as amended.

Hazardous Forest Types for Wildland Fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous Lands: means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, *erosion hazard*, or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or *erosion hazard* limits.

Hazardous Sites: means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

Highly Vulnerable Aquifer: means an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, or (b) by preferential pathways to the aquifer, as defined by the *Clean Water Act*.

Home Industry: means a *small-scale* industrial use that is accessory to the rural use and/or single detached *dwelling*. Home industries may include welding, carpentry or machine shops, or agriculturally-related uses that involve the processing or transportation of regionally produced agricultural crops or other products.

Home Occupation: means an occupation conducted for gain or profit by an individual residing in the same premises as an *accessory use* within a *dwelling*. *Home occupations* are small scale home-based businesses allowing people to work from their homes while not detracting from the residential *character* of the neighborhood in which they live. Such uses may include hairdressing, dog grooming or music instruction, but shall not include retail sales on-site with the exception of artisan studios where retail sales may be permitted.

Impacts of a Changing Climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual On-site Sewage Services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act*, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-site Water Services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for *development*. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution system, communications/telecommunications and transportation corridors and facilities, oil and gas pipeline and associated facilities.

Institutional Use: for the purpose of policy 3.2.7.6, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the *development* of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the use of *brownfield sites*;
- b) the *development* of vacant and/or underutilized lots within previously developed areas;
- c) *infill development*;
- d) the expansion or conversion of *existing* buildings; and,
- e) *Additional Residential Units*

Key Hydrologic Features: means features that include:

- a) permanent streams and intermittent streams;
- b) lakes (and their littoral zones)
- c) seepage areas and springs; and
- d) *wetlands*

Key Natural Heritage Features: means features that include:

- a) *Significant habitat of endangered and threatened species* and special concern species
- b) *fish habitat*
- c) *wetlands*
- d) *Areas of natural and scientific interest (ANSI)*
- e) *Significant valleylands*
- f) *Significant wildlife habitat*
- g) sand Barrens, savannahs and tallgrass prairies; and
- h) alvars.

Lake Simcoe Regional Airport Economic Employment District: means the location set out in Schedule G. The *Lake Simcoe Regional Airport Economic Employment District* boundary is determined by the Minister and planned for in accordance with the policies in subsection 2.6.1. *Major retail* and residential uses are not permitted.

Landfilling: means the disposal of waste by deposit, under controlled conditions, on land or on land covered by water, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals (R.R.O. 1990, Reg. 347: General – Waste Management).

Legal or Technical Reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and other minor boundary adjustments, which do not result in the creation of a new lot.

Long Term Care Facility: means a building or structure or part thereof used to provide health care under medical supervision for twenty-four or more consecutive hours, to two or more persons.

Low Impact Development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. *Low impact development* often employs vegetation and soil in its design, however, that does not always have to

be the case and the specific form may vary considering local conditions and community character.

Major Development: means any *development* with buildings, structures, parking areas, and/or driveways that have a combined surface area of more than 500 square metres.

Major Recreation Uses: means recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

- a) Golf courses;
- b) Serviced playing fields;
- c) Serviced campgrounds; and,
- d) Ski hills.

Major Retail: means a large format retail facility (or facilities), such as retail big box stores, retail warehouses and shopping centers. For the purposes of this definition a shopping center is not a collection of *ancillary uses* that primarily serve the business functions on employment lands.

Mineral Aggregate Operation: means;

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*,
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and,
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary-related products.

Mineral Aggregate Resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral Mining Operation: means mining operations and associated facilities, or, past producing mines with remaining mineral *development* potential that have not been permanently rehabilitated to another use

Minimum Distance Separation Formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odor from livestock facilities.

Mobile Home: means living quarters mounted on wheels which is capable of being towed by a motor vehicle, but does not include a *garden suite*.

Multi-Modal: means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine.

Municipal Comprehensive Review: means a new Official Plan, or an Official Plan Amendment, initiated by an upper- or single-tier municipality under Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe.

Negative Impact: means:

- a) in regard to water, degradation to the quality or quantity of surface or ground water, *key hydrologic features* or *vulnerable areas*, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration* activities;
- b) in regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where it has been authorized under the *Fisheries Act*, using the guiding principle of no net loss of productive capacity;
- c) in regard to other Natural Heritage Features and Areas, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alterations* activities; and,
- d) in all other respects, means a deleterious effect or result on an adjacent use, the enjoyment of a neighbouring property or on the public realm that cannot be reasonably mitigated through the use of planning controls such as setbacks, buffering, fencing, and landscaping.

Non-Agricultural Source Material: means materials from non-agricultural sources that can be applied to agricultural lands. The *Nutrient Management Act* stipulated land application standards based on the quality and category of *non-agricultural source material* being applied. The categories are identified in the *Nutrient Management Act*.

Non-Landfilling: means any permitted use of activity in a *waste management site* other than *landfilling* and includes, but is not limited to, recycling facilities, transfer stations, and processing sites.

Normal Farm Practices: means any practice, as defined in the *Farming and Food Production Protection Act, 1998* that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Natural Heritage System: means a system mapped by the Township as part of this Plan that is comprised of the Greenlands designation and Environmental Protection designation.

On-farm Diversified Uses: means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, *home occupations*, home industries, *agri-tourism uses* and uses that produce value-added agricultural products.

On-site Sewage System: means a sewage system to which the *Building Code Act*, 1992 applies.

Partial Services: means:

- a) Municipal sewage services or private communal sewage services and *individual on-site water services*; or,
- b) Municipal water services or private communal water services and individual on-site sewage services.

Passive Recreational Use: means a low-intensity outdoor use or activity that does not require the construction of significant structures, significant alteration of the site, and services and includes non-motorized trails, open spaces and natural areas and unserviced tent camping.

Planned Corridors: means corridors or future corridors which are required to meet projected needs, and are identified through this Plan, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ministry of Transportation, Ministry of Energy, Northern Development and Mines, Metrolinx, or Independent Electricity System Operator (IESO) or any successor to those Ministries or entities, is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

Prime Agricultural Area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime Agricultural Land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Protected Heritage Property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protection under federal legislation, and UNESCO World Heritage Sites.

Public or Quasi-public Uses: means:

- a) Uses carried out by Federal or Provincial ministries or companies subject to Federal and Provincial control;
- b) Uses carried out by the County and the Township;
- c) Public roads and railway lines;
- d) Water supply, sewage and stormwater management facilities; and,
- e) Gas, telephone and cable transmission lines.

Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. *Public service facilities* do not include *infrastructure*.

Recharge: means the process by which water moves from the ground surface, through the unsaturated zone, to arrive at the water table.

Redevelopment: means the creation of new units, uses or lots on previously developed land in *existing* communities, including *brownfield sites*.

Renewable Energy System: means a system that generates electricity, heat and/or cooling from a renewable energy source.

Regional Market Area: means an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market areas* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an Official Plan, may be utilized.

Residence Surplus to a Farming Operation: means an *existing habitable* farm residence that is rendered surplus as a result of a *farm consolidation*.

Rural Settlements: means *existing* hamlets or similar *existing* small *Settlement Areas* that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for *development* and are subject to official plan policies that limit growth.

Settlement Areas: means:

- a) *built up areas* where *development* is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for *development* over the long-term planning horizon provided for in policy 1.1.2 of the PPS. Where there are no lands that have been designated for *development*, the *Settlement Area* may be no larger than the area where *development* is concentrated. For the purposes of this Plan, Craighurst and Horseshoe Valley are the only *Settlement Areas* in the Township.

Short-Term Rental Accommodation (STRA): means a *dwelling* or *dwelling unit*, or any portion of it, that is rented for any portion of a period of less than 28 days and includes a *Bed and Breakfast Establishment*, but does not include a motel, hotel or hospital.

Significant Groundwater Recharge Area: means the area where an aquifer is replenished from:

- a) natural processes, such as the infiltration of rainfall and snowmelt and the seepage of the surface water from lakes, streams and *wetlands*;
- b) from human interventions, such as the use of stormwater management systems; and
- c) whose recharge rate exceeds a threshold specified in the *Clean Water Act*.

Significant Habitat (as it relates to endangered, threatened, special concern or provincially rare species): means the habitat, as determined by the relevant Provincial agency, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of the species, and where those areas of occurrence area occupied by the species during all or any part(s) of its life cycle.

Significant Areas of Natural and Scientific Interest: means an area identified as provincially significant by the Ontario Minister of Environment, Conservation and Parks using evaluation procedures established by the Province, as amended from time to time.

Significant Valleylands: means those areas which are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or *natural heritage system*.

Significant Wetlands: means an area identified as provincially significant by the Ontario Ministry of the Environment, Conservation and Parks using evaluation procedures established by the Province, as amended from time to time.

Significant Woodlands: means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to

site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of the Environment, Conservation and Parks.

Site Alteration: means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land but does not include:

- a) the construction of facilities for transportation, *infrastructure* and *utilities* uses by a public body;
- b) activities or works under the *Drainage Act*; or,
- c) the caring out of agricultural practices on land that was being used for *agricultural uses* on the date this Plan came into effect.

Small-scale: means those uses that are *compatible* and can be sensitively integrated with the surrounding land uses, and are generally intended to serve the local community.

Special Needs Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs housing* may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Strip Development: means lot creation in the Rural Designation:

- (a) along roads that are part of the originally surveyed concessions and side roads grid or are other more recently surveyed arterial or collector roads which are not part of an internal local road system; and,
- (b) which is arranged in linear configurations of more than three non farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.

Sustainable: means activities that meet present needs without compromising the ability of future generations to meet their own needs.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park-and-ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Unopened Road Allowance: means a public highway that has not been opened and assumed for maintenance purposes by by-law.

Utility(ies): means all public and/or private *utilities infrastructure* (including but not exclusive of hydro, communications/telecommunications, gas, Canada Post, etc)

Vegetation Protection Zone: means a vegetated buffer area surrounding a *key natural heritage feature* or *key hydrologic feature*, within which only those land uses permitted within the feature itself are permitted. The width of the *Vegetation Protection Zone* is to be determined when new *development* or *site alteration* occurs within 120 metres of a key natural heritage feature or key hydrologic feature, and is to be of sufficient size to protect the feature and its functions from the impacts of the proposed change and associated activities that will occur before during and after, construction, and where possible, restore or enhance the feature and/or its function.

Vulnerable Area: means an area referring to a groundwater recharge area, a *Highly Vulnerable Aquifer*, a surface water intake protection zone or a *Wellhead Protection Area*.

Waste Management Site: means a site and facilities to accommodate solid waste from one or more municipality and includes one or more of the following activities or uses:

- (a) *landfilling* activities;
- (b) *non-landfilling* activities;
- (c) a *Fill area* and the *Buffer Area* of a property which has been or is suspected to have been used for landfilling;
- (d) any land upon, into or through which, or building or structure in which, *waste* is deposited, disposed of, handled, stored, transferred, treated or processed; and
- (e) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, or processing referred to in clause (a) to (d).

Waste Management System: means a collection of *waste management sites*.

Wayside Pits or Quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wellhead Protection Areas: means the surface and subsurface area surrounding a water well or well field that supplies a municipal water system through which contaminants are reasonably likely to move so as the eventually reach the water well or well field.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetland* are swamps, marshes, bogs, and fens. Periodically soaked or wet lands

being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

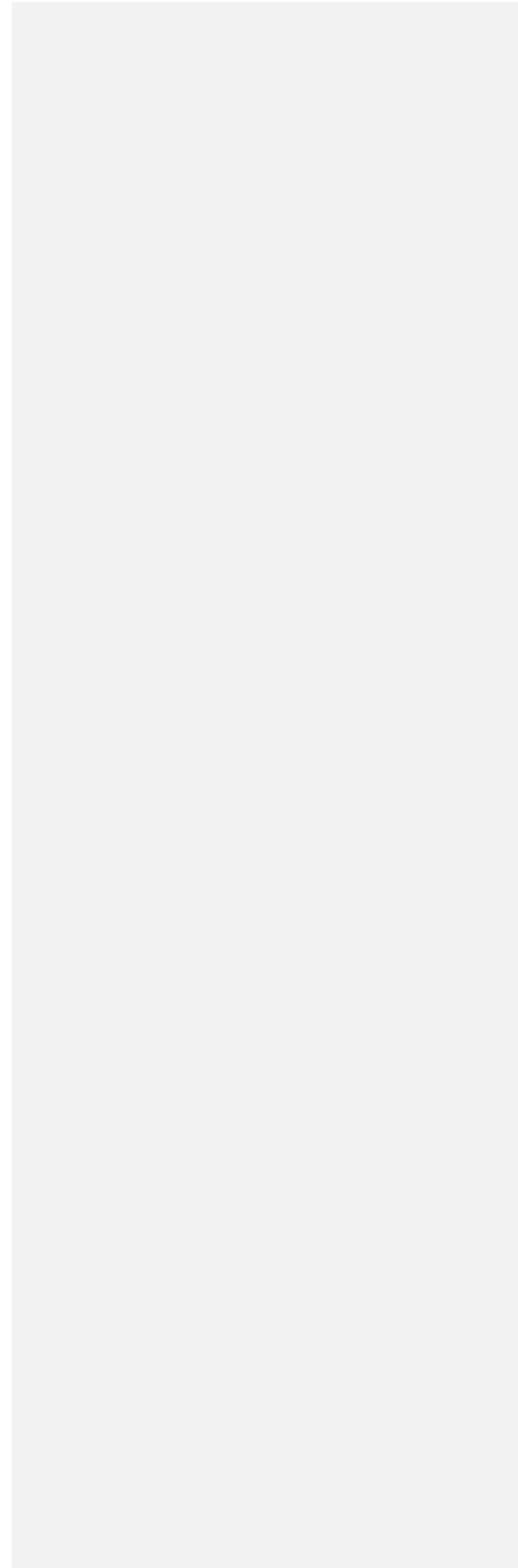
Wildland Fire Assessment and Mitigation Standards: means the combination of risk assessment tools and environmentally appropriate mitigation measure identified by the Ontario Ministry of the Environment, Conservation and Parks to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

Wildlife Habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific *wildlife habitats* of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodland: means an area of land at least 0.2 hectare in area with at least:

- a) 1000 trees of any size, per hectare;
- b) 750 trees measuring over 5 centimeters diameter at breast height, per hectare;
- c) 500 trees measuring over 12 centimeters diameter at breast height, per hectare; or,
- d) 250 trees measuring over 20 centimeters diameter at breast height, per hectare.

PART 8: SCHEDULES



**PROUD
HERITAGE
EXCITING
FUTURE**