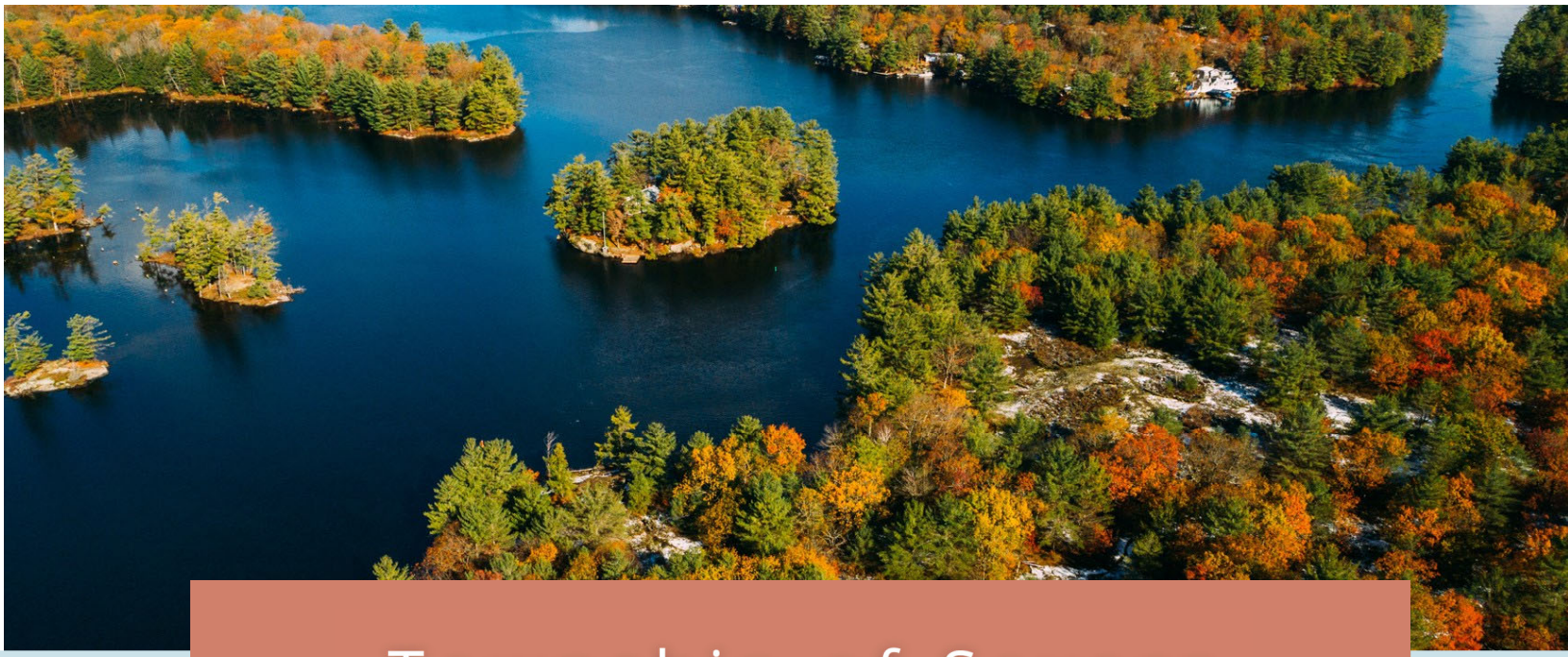
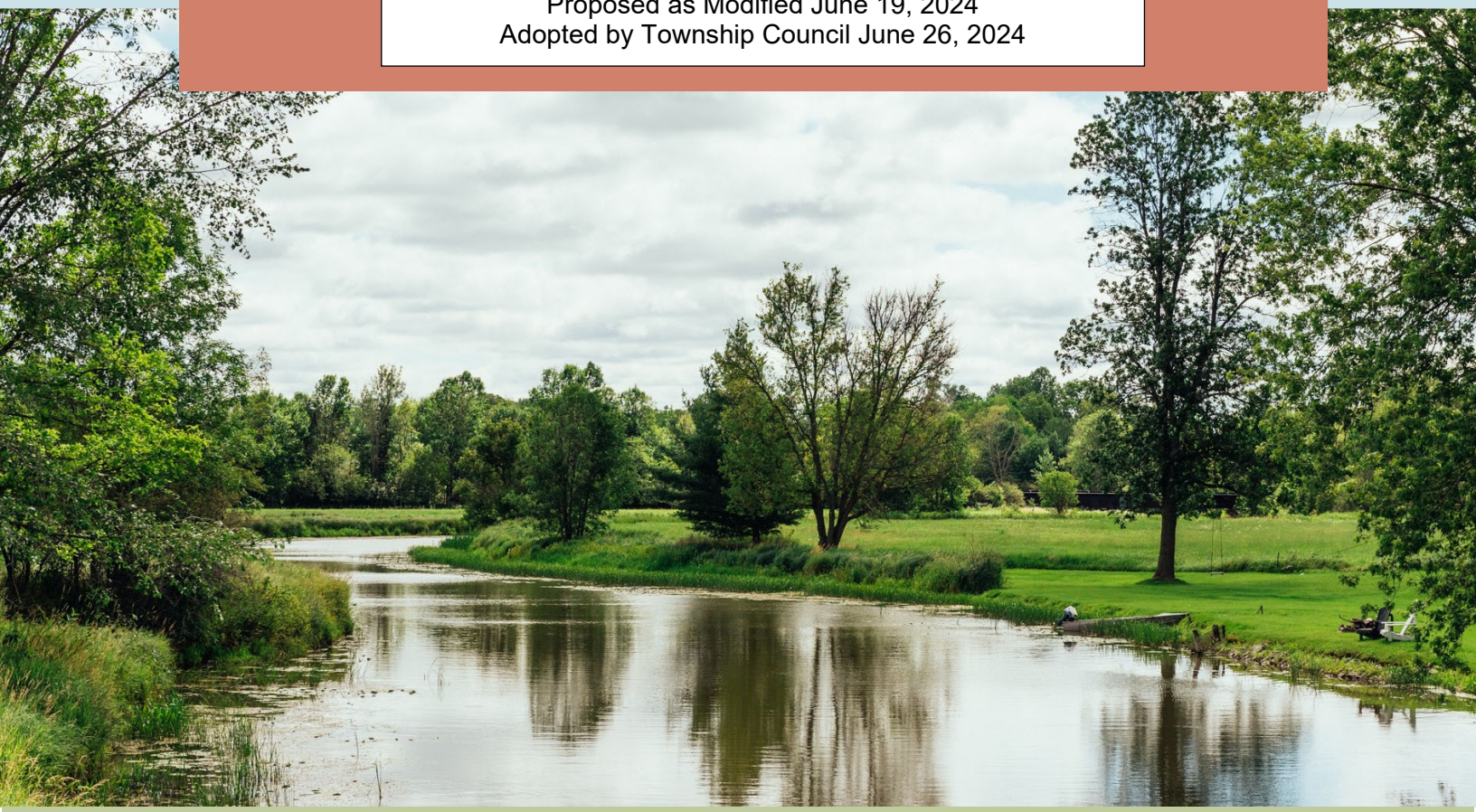


Township of Severn

OFFICIAL PLAN

Originally Adopted by Township Council November 14, 2022
Proposed as Modified June 19, 2024
Adopted by Township Council June 26, 2024



Township of Severn

OFFICIAL PLAN

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SECTION 1 INTRODUCTION

1.1 PURPOSE AND STRUCTURE OF THE OFFICIAL PLAN

1.1.1 The Official Plan for the Township of Severn is prepared under the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. The Official Plan provides a policy context for all land use planning decisions and matters in the Township. The Official Plan sets out the goals, objectives and land use policies which will guide economic, natural heritage, resource, rural development and community-building decisions affecting the physical use of land within the Township.

1.1.2 The Township of Severn Official Plan is a policy document, adopted under the authority of the Ontario *Planning Act*. Municipal Official Plans are required to contain goals, objectives and policies in order to direct physical change and manage the effects of that growth and change. The Severn Official Plan contains the Township's goals, objectives and policies to guide growth and manage change to 2051. Land use direction is both driven by, and has an impact on, Severn's economy, environment and sense of community. As such, this Plan provides direction to other Township plans that do not implicitly affect land use matters, such as the Transportation Master Plan, the Asset Management Plan, the Recreation Master Plan, etc. The non-land use matters of the Official Plan are often implemented through these related plans. Further policy regarding Master Plans is provided in Section G.

1.1.3 This document shall be known as "The Official Plan for the Township of Severn" and may also be referred to as the 'Severn Official Plan' or 'Township Official Plan' or 'this Plan'.

1.1.4 As provided for in the *Planning Act*, where an Official Plan is in effect, no public work shall be undertaken and no By-law shall be passed for any purpose that does not conform to the Official Plan. Prior to any level of government, government agency, or utility provider carrying out or authorizing any undertaking that will directly affect the Township, any level of government, government agency, and utility provider shall consult with, and conform to, the policies of this Official Plan.

1.1.5 Nothing in this Plan limits the planning for Infrastructure and Public Service Facilities beyond the horizon of this Plan; however, planning for Infrastructure

will not predetermine the form, pattern, or extent of Settlement Area boundary expansions.

1.1.6 Provincial Plans are the senior documents in planning in Ontario and their policies prevail where there is a conflict between this Official Plan and the Provincial Plans.

1.1.7 Notwithstanding the policies of this Official Plan, any land use decision is to be consistent with the Provincial Planning Statement (PPS).

1.1.8 The County of Simcoe Official Plan is the upper-tier Official Plan. The Severn Official Plan is required to conform to the County of Simcoe Official Plan. The County of Simcoe is the approval authority for this Official Plan and this Plan will not come into full force and effect until approved by the County of Simcoe or the Ontario Lands Tribunal, on appeal.

1.1.9 This Official Plan is divided into eighteen (18) Sections, each of which is described below.

Section 1 Introduction
Describes the purpose and structure of the Plan, provides the Vision and Goals for the Township, and defines how the Plan should be used and read.

Section 2 Towards a Sustainable Community
Defines the meaning of sustainable development in the context of Severn Township including its land use structure and growth management strategy, watershed planning and management, energy conservation and efficiency, transportation and traffic management, infrastructure, community development, and greening the community.

Section 3 Plan-Making
Describes the Township's approach to public consultation and engagement, discusses its Duty to Consult, the relationship of the Severn Official Plan to the Provincial Plans and Policies and the County Official Plan, how this Plan will be monitored and reviewed, use of secondary and other tiers of Plans, and the relationship of this Plan to the Township's other Master Plans, existing or to come, and the Township's capital works and Asset Management Plans.

Section 4 Decision-Making
Discusses the opportunity for pre- consultation meetings with Township staff for the determination of complete application requirements, the use of conditions in planning approvals, the process of development application review, and the role of land use compatibility in considering development applications in the Township.

Section 5 Delivering a Sufficient Supply of Homes
Provides the policies that will guide the identification and provision of lands for residential living, maintaining the supply of lands, providing Housing Options within the Township including polices regarding Additional Residential Units, role of rural housing in meeting supply, role of shoreline communities, and the encouragement and support for the provision of Additional Needs Housing.

Section 6 Building a Strong Local Economy
Describes how the Township will help support the local economy, the role and function of tourism-based businesses, home based businesses and home industries, encourage the diversification of the agricultural economy, and Settlement Area employment lands.

Section 7 Ensuring the Vitality of Settlement Areas
Provides a detailed description of the Township's growth strategy and Settlement Area hierarchy, creating more complete communities, servicing of those Settlement Areas, the provision of community spaces and facilities, creating a healthy and safe community, policies for open space and recreational infrastructure, and the role of Settlement Areas in creating healthy and safe communities.

Section 8 Creating a Healthy and Safe Community
Discusses the provision of the open space and recreational system for the Township, polices for parkland dedication and acquisition, and policies addressing hazards, both natural and human-made.

Section 9 Sustainable Transportation
Addresses the full range of transportation networks including roads, trails, rail, active transportation infrastructure, and transit.

Section 10.0 Supporting High Quality Communications
This section describes the Township's need for broadband high-speed internet, other telecommunication networks including cellular, and the Township's role in encouraging, promoting and requiring advanced

communication infrastructure.

Section 11.0 Making Effective Use of Land
Describes and provides the detailed policies for each of the land use designations contained within the Schedules to the Plan.

Section 12.0 Achieving Well Designed Places
Discusses the role of community or urban design, the possible role for architectural design, polices for improving place making in the township, and the role of shoreline development, complete streets and other matters in place making.

Section 13.0 Conserving and Enhancing the Natural Environment
Describes the role and function of the natural heritage system, policies regarding species at risk, source water protection polices, and the obligations for the submission of impact studies.

Section 14.0 Conserving and Enhancing the Historic Environment
Provides policies regarding archaeological and built heritage resources, how these elements of the historic environment will be assessed.

Section 15.0 Meeting the Challenge of Climate Change
Describes the challenge of climate change in a planning context, how the Township will plan for climate resiliency, adaption, and climate risks, and use community and corporate climate change plans to address climate change.

Section 16.0 Facilitating the Sustainable Use of Aggregates
Discusses the importance of aggregates to the Township, the Township's role in maintaining supply, and the policies regarding the management and mitigation of the impacts from aggregate extraction.

Section 17.0 Implementation
Discusses the range of tools available that may be used by the Township to implement the Plan.

Section 18.0 Interpretation
Provides the interpretation policies for land use designations on the various schedules. Describes interpretation regarding the language, uses, figure, and quantities and provides definitions for the Plan.

Section 19.0 South of Division Road Secondary Plan
Contains the original Official Plan Amendment – Secondary Plan.

Official Plan Schedules

Schedules are the maps that show and describe the Township's land use structure, land use designations, overlay designations, transportation network and are as follows:

Schedule A	Settlement and Land Use Structure
Schedule B	Land Use - North
Schedule C	Land Use - South
Schedule D	Natural Heritage Features
Schedule E	Transportation
Schedule F	Overlay Designations
Schedule G	Source Protection
Schedule SA1	Settlement Area Land Use - Coldwater, Washago, and Westshore
Schedule SA2	Settlement Area Land Use - Ardtrea, Marchmont/Bass Lake, Fesserton, Severn Falls, and Port Severn

1.2 VISION

1.2.1 The primary purpose of the Official Plan is to provide the basis for managing growth and change that will support and emphasize the Township's unique character, diversity, civic identity, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in Severn. The Official Plan is one of a series of municipal policies, guidelines and regulations that will direct the actions of the Township and shape growth and development. The Official Plan establishes a vision for the future land use and Settlement Area structure of the Township to serve as the basis for managing change over the next thirty years.

1.2.2 The vision for the Township of Severn that this Plan will achieve is described below.

The Township of Severn is a community of communities and rural areas that have a distinct identity derived from the beauty and tranquility of the natural setting, vast woodlands, lakes, rivers and valleys. It is a place where residents enjoy safe community living, scenic beauty and an active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small, charming communities, natural areas, and rural character. The preservation and management of these features while at the same time

meeting the diverse needs of the community is at the forefront of the Township's vision for its future growth and development.

The Township's goal is to achieve a community that is a safe, friendly and healthy place to live, work, and play. The Township and its citizens view its long-term future to be more self-reliant, supporting managed growth that preserves the unique features of the community, uses land wisely, responds to the challenges of climate change, elevates the quality of the built environment, provides a range of housing options within the Township's capabilities, and provides appropriate economic opportunities. The aim is to build more complete communities by providing choices for employment, housing, shopping and services within the Township and its Settlement Areas.

The Township and its residents view community services as being fundamental to maintaining and enhancing the quality of life for all age groups. Citizens provide vitality to the community by their committed volunteerism involvement in events. Severn's thriving rural population and community cultural events balance well with the abundance of passive and active recreational and Environmental Impact Study pursuits. The Township and its citizens recognize the need for new and enhanced community services and physical infrastructure to support the existing and changing population. These needs must be planned and financed in keeping with its Asset Management Plan and in recognition of the fiscal capacity of the Township.

The Township has a number of important environmental and topographical features that contribute to the 'sense of place' felt by many of the Township's residents. These features include the Severn River system, the Coldwater and North River systems, Lake Couchiching, the Uhthoff Trail, the vast forest tracts, and smaller woodland and wetland areas that support diverse wildlife. The protection of these attributes is a key principle in the vision for this Official Plan.

This Official Plan recognizes and enshrines the concept of natural heritage identification and preservation and the need to preserve, protect and enhance natural features and functions. These include components of the extensive natural heritage system, which is composed of but not limited to environmentally sensitive areas, wetlands, woodlands, and streams and valley systems. Other land uses to be preserved in large measures so that they will always form part of the Township's landscape include the agricultural and rural areas and major open spaces.

The agricultural areas of the Township are a fundamental component of what makes up the land use structure of the Township and the character of the community. These areas must be protected for future agricultural

use so that they can continue to serve an important role in local food production and the economy. While the fragmentation of agricultural areas and the introduction of incompatible uses will be strongly discouraged, a vision of this Plan is a broader range of compatible agriculture-related uses and on-farm diversified uses that build stronger and more sustainable agricultural operations as is permitted by the Official Plan.

The Township is also characterized by substantial reserves of mineral aggregate resources. These areas must be protected and made available for future use in accordance with Provincial policy. Aggregate extraction is an important component of the Township's economy. Careful management of existing and new aggregate operations is required to reduce and/or mitigate the impact on local communities, local roads and the local environment in accordance with Provincial and Township requirements.

The Township is made up of three serviced Settlement Areas, being Coldwater, Washago, and Westshore, and five rural Settlement Areas, being Ardtrea, Fesserton, Marchmont/Bass Lake, Severn Falls and Port Severn, as well as rural and agricultural areas, and large areas of natural features and functions. As described in Section 7.1, this Official Plan directs the majority of new residential and employment growth to the two Major Settlement Areas of Coldwater and Westshore, and to a lesser extent, infill development to Washago, due to servicing limitations. It is the intent of this Official Plan to ensure that the Township of Severn has enough land Designated and Available to accommodate expected residential growth for a minimum of 15 years. The majority of this population growth will be directed to the three serviced Settlement Areas and, to a lesser extent, the Rural Settlement Areas.

Encouraging additional economic development in the Township is also a goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan. On this basis, this Plan encourages the development of additional uses in the rural area to provide appropriate opportunities for rural residents. In addition, this Plan also encourages, through a flexible policy regime, opportunities for additional development in the Settlement Areas.

The Official Plan assumes that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced if the Township's distinct small rural community and rural character is maintained and enhanced. Change, however, is inevitable and it must be managed in an efficient and orderly manner to maximize the benefits of new development and minimize the impacts. It is therefore the intent of this Plan to provide Council with the tools to consider and mitigate the impacts of change on

the qualities that make Severn a desirable place to live, work and play.

1.3 GOALS AND OBJECTIVES

1.3.1 NATURAL HERITAGE

1.3.1.1 GOAL

It is a goal of this Plan to protect and enhance the Natural Heritage System identified for the Township through the Environmental Protection and Greenlands designations.

1.3.1.2 OBJECTIVES

a) To ensure that the protection of significant environmental features and their associated ecological functions take precedent over the development of such lands.

b) To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.

c) To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.

d) To avoid the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.

e) To avoid changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands.

f) To prohibit Development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands.

g) To prohibit the loss or fragmentation of Provincially Significant and locally significant Wetlands and Areas of Natural and Scientific Interest and the significant habitats of endangered species and threatened species and Significant Wildlife Habitat and ecological functions they provide.

h) To maintain and protect valleylands, Wildlife Habitat areas and the Habitat of Endangered Species and Threatened Species.

i) To maintain, protect and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.

j) The Township shall protect, improve or restore the quality and quantity of water by:

   i. Promoting the efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality, and

   ii. Maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas.

1.3.2 GROWTH MANAGEMENT

1.3.2.1 GOAL

It is a goal of this Plan to direct most forms of Development to Settlement Areas where full Municipal Sewage Services and Municipal Water Services are planned or available. Development that is appropriately scaled and capable of being supported by rural service levels will also be directed to the Rural Settlement Areas that represent concentrated development and supports the efficient use of land in these areas.

1.3.2.2 OBJECTIVES

a) To direct the majority of new residential and employment growth to the existing Settlement Areas, with most growth occurring in the Settlement Areas of Westshore and Coldwater.

b) To restrict the amount of Development in the Rural area, by permitting limited Development in the form of individual lots through the process of infilling.

c) To permit Development that maintains and enhances Settlement Area character and scale in accordance with the policies contained within this Plan and approved Secondary Plans.

d) To prohibit the development of new residential subdivisions outside of the existing Settlement Areas.

e) To encourage the more efficient use of land in the Settlement Areas, where appropriate.

f) To encourage Development and Redevelopment in the Township's commercial corridors that incorporates excellence in site planning and design and complements the location and character of the Township.

g) To encourage the establishment of ~~an optimum balance between residential and non-residential assessment in the Township.~~Complete Communities.

h) To ensure that all Development is appropriately phased, coordinated with the appropriate Master Plans, and is in conjunction with the required infrastructure improvements, where appropriate.

i) To ensure that the use of existing Infrastructure and Public Service Facilities should be optimized, wherever feasible, before consideration is given to developing new Infrastructure and Public Service Facilities.

j) To avoid if possible, and/or mitigate impacts to the extent feasible from any new or expanding non- agricultural uses on surrounding agricultural operations and lands.

1.3.3 SETTLEMENT AREAS

1.3.3.1 GOAL

It is a goal of this Plan to protect and enhance the character of existing Settlement Areas, to encourage and support the creation of Complete Communities where appropriate, and to enhance the Settlement Areas as diverse, liveable, safe, thriving and attractive communities.

1.3.3.2 OBJECTIVES

a) To encourage and support the further development and use of the lands within the Settlement Areas, as outlined in Section 7.1.

b) To make certain that all new Development within a Settlement Area has a positive contribution on community life in the Settlement Area and Township.

c) To ensure that the character of the Settlement Areas is maintained and enhanced by ensuring that Development and Redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods, and the scale and density of existing development.

d) The Township will encourage a high quality of site and building design for all forms of development within the Settlement Areas.

e) To ensure that new development areas within the Settlement Areas are integrated into the fabric of the existing community.

f) To promote Settlement Areas to include active transportation networks ~~as compact, pedestrian-friendly~~in support of ~~with~~ a mix of Housing Options, community facilities, commercial uses and open spaces.

1.3.4 HOUSING

1.3.4.1 GOAL

It is a goal of this Plan to ensure that an adequate supply of land and Housing Options are available for present and future residents including a full range of built forms, tenure, and supportive housing for people of all ages and abilities.

1.3.4.2 OBJECTIVES

a) To ensure that there is a fifteen-year supply of land Designated and Available for residential development and a three-year supply of residential units available through lands that are zoned, including units in draft approved or registered plans, provided that there is sufficient water and sewage capacity available to service development in the Settlement Areas.

b) To encourage and support opportunities for mixed-use development in appropriate locations in the Settlement Areas that assist in the achievement of Residential Intensification and integrated Affordable Housing and age-friendly housing.

c) To promote the use of surplus public lands for Affordable Housing in Settlement Areas provided the site is appropriate for such a use and located where the use would be compatible with adjacent uses and provide access to nearby services such as transportation options.

d) To ensure that a full range of Housing Options, built form and tenure are available for people of all ages and abilities in the Township.

e) To recognize the residential Housing Options in the rural areas of the Township and permit, subject to appropriate Provincial policies and Township guidelines, limited new rural residential development.

f) To support the development of Housing Options in the Township that allows residents to age in place.

g) To encourage the provision of additional rental housing, within the financial capabilities of the Township in cooperation with the

County and considering the use of financial incentives to the private sector and the entering into of public/private partnerships, where appropriate.

h) To permit the development of Additional Residential Units in accordance with Provincial requirements in appropriate areas of the Township.

1.3.5 RURAL AREAS

1.3.5.1 GOAL

It is a goal of this Plan to protect, maintain and enhance the rural open space character of lands in the Township outside of the Settlement Areas.

1.3.5.2 OBJECTIVES

a) To restrict development that has a negative impact on the open and natural character of the rural area of the Township.

b) To prohibit development that requires the expansion or extensions of urban services into the rural area, unless as required as part of a Settlement Area expansion.

c) To discourage the intrusion of land uses that are incompatible with the rural character and/or resource activities of the area.

d) To encourage the development of passive low-intensity recreational uses such as four-season trails in the rural areas of the Township, provided the use has a minimal impact on the character of the rural area and is properly sited.

e) To promote the development of rural based tourism uses that will use and have minimal impact on the open and natural character of the rural areas of the Township.

1.3.6 AGRICULTURE

1.3.6.1 GOAL

It is a goal of this Plan to protect areas demonstrating high capability for agricultural production for that purpose while supporting On-Farm Diversified Uses, Agriculture-Related Uses and Agri-Tourism uses.

1.3.6.2 OBJECTIVES

a) To ensure that agriculture remains an integral part of the economy of the Township.

b) To limit non-agricultural uses in the Agricultural Designation that will restrict or hinder Normal Farm Practices.

c) To encourage the establishment of Agriculture-Related Uses and other secondary uses including On-Farm Diversified Uses and Agri-Tourism Uses to improve the viability of area farms.

d) To promote the establishment of uses and activities on farm properties that highlight the importance of agriculture and its history in the Township.

e) To promote the maintenance of the character of agricultural areas by maintaining farm buildings and other elements of the built and natural landscape that contribute to the character of these areas of the Township.

1.3.7 ECONOMIC DEVELOPMENT

1.3.7.1 GOAL

It is a goal of this Plan to promote economic development in the designated Settlement Areas, resort areas, and in designated Employment Areas in a manner that fosters employment growth, competitiveness and a positive business environment.

1.3.7.2 OBJECTIVES

a) To facilitate opportunities to provide a range of goods and services to the public within the Township.

b) To plan for, protect and preserve Employment Areas that are

located in proximity to Major Goods Movement Facilities and Corridors.

c) To provide for an appropriate mix and range of job opportunities including for institutional uses and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.

d) To encourage, wherever possible, through the land use planning process the retention and expansion of existing businesses in the Township.

e) To ensure that a sufficient supply of serviced employment generating lands is available for Development to meet the forecasted need.

f) To carefully monitor local and County trends with respect to the supply of land for employment uses to ensure that an adequate supply, in appropriate locations, is available at all times.

g) To encourage further industrial Development in the Settlement Areas on the basis of full or partial services, as appropriate.

h) To protect lands that have the potential of being used for agricultural purposes from incompatible Development to ensure that farming operations can operate as an important part of the Township's economic base.

i) To encourage the development of home-based businesses that are compatible with adjacent uses.

j) To encourage recreational and tourism uses that rely upon the Township's natural attributes and areas.

k) To improve the aesthetic quality of the retail areas and uses in the Township to ensure that they function as attractive destinations for shoppers from the Township and the surrounding areas.

1.3.8 INFRASTRUCTURE

1.3.8.1 GOAL

It is a goal of this Plan to ensure that all Infrastructure, including sanitary

sewers, water distribution, storm water management facilities and roads meet the needs of present and future residents and businesses in an efficient, sustainable, environmentally-sensitive, financially viable and timely manner.

1.3.8.2 OBJECTIVES

a) To fully implement and maintain a complete Asset Management Plan in accordance with Provincial legislation and regulations to ensure that the building, operation, maintenance, renewal, replacement and disposal of all the Township's Infrastructure assets are provided in a manner that is feasible and financially viable over their life cycle.

b) To ensure that consideration is given to the economics of providing services to the residents of the Township as part of the review of any Development proposal to ensure that the development pattern is efficient and does not lead to inefficiencies or a decline in the level of municipal service.

c) To use existing Infrastructure and Public Service Facilities and consider opportunities for adaptive re-use prior to consideration of developing new Infrastructure and Public Service Facilities.

d) To ensure that all necessary Infrastructure required to serve the Settlement Areas is built as necessary prior to, or coincident with, new Development.

e) To establish an integrated multi-modal Complete Streets transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, cyclists and pedestrians. The multi-modal transportation network should provide mobility and connectivity that is sustainable, accessible and affordable for residents of all ages and abilities.

f) To establish a comprehensive system of Haul Routes to adequately accommodate truck traffic generated from Mineral Aggregate Operations located in the Township to minimize, as much as possible, impacts on more Sensitive Land Uses and areas.

g) To plan and protect corridors and rights-of-ways for all forms of Infrastructure, including but not limited to transportation, transit

and electricity transmission system for current and future needs. Development within the planned corridors which are identified on the schedules to this Plan shall not be permitted which could negatively impact the use and purpose of the planned corridor.

h) To carefully control the street pattern within the Township and new development areas that is based on the existing network of arterial, collector and local roads and avoiding dead-ends and local congestion points.

1.3.9 COMMUNITY DEVELOPMENT

1.3.9.1 GOAL

To pursue and promote those community facility improvements that will assist in the creation of complete Settlement Areas and a Complete Community that supports meeting residents' social, cultural and recreational needs.

1.3.9.2 OBJECTIVES

a) To undertake public investment in the improvement of community services and Public Service Facilities which promotes the development and the maintenance of an attractive and Complete Community where residents can obtain most of its services within the Township.

b) To identify deficiencies in the community infrastructure which represent realistic and attainable opportunities for community improvement and which support the development of the Township's Settlement Areas and the achievement of complete and sustainable communities.

c) To implement community improvements in a planned, coordinated manner which responds to local needs, priorities and financial resources and, thereby, optimize the results associated with municipalcapital expenditures.

d) To plan for and co-locate Public Service Facilities along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration and Active Transportation connections.

1.3.10 CULTURAL HERITAGE

1.3.10.1 GOAL

It is a goal of this Plan that the Township's Cultural Heritage Resources be identified, conserved, and enhanced whenever practical and in accordance with Provincial requirements and that all new Development occur in a manner which respects the Township's cultural heritage.

1.3.10.2 OBJECTIVES

a) To respect and honour First Nations and Indigenous peoples' presence in the area and help identify and protect the cultural and Archaeological Resources of the area's first peoples.

b) To enrich the character of the Township by protecting and maintaining the Township's Cultural Heritage Resources.

c) To encourage the retention of Cultural Heritage Resources wherever possible to provide continuity between the past and the present.

d) To foster civic pride by recognizing the contribution that Cultural Heritage Resources make to the rural and urban fabric of the Township.

e) To use Cultural Heritage Resources as a tool to attract additional economic development, increase tourism opportunities, and enhance the character and vitality of Settlement Areas and communities.

f) To encourage the further appreciation of the Township's history by educating the public on the Township's history and achievements.

g) To ensure that the nature and location of Cultural Heritage Resources and Archaeological Resources are known and considered before land use decisions are made through the submission of the required archaeological impact assessment study.

h) To prevent the demolition, destruction, inappropriate alteration or use of Cultural Heritage Resources.

i) To encourage Development that is adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character.

j) To develop a comprehensive inventory of the Township's built heritage and cultural heritage landscape resources.

1.3.11 AGGREGATE RESOURCES

1.3.11.1 GOAL

It is a goal of this Plan to ensure that Mineral Aggregate Resources are protected for long term use, that extraction occurs in a manner that has minimal impacts on the environment, sensitive land uses, and the character of the Township, and adaptive and beneficial rehabilitation occurs on former Mineral Aggregate Operations.

1.3.11.2 OBJECTIVES

a) To ensure that as much of the Mineral Aggregate Resource area in the Township, as is realistically possible, is available to supply mineral aggregate needs provided the extraction can occur with minimal environmental and social impacts.

b) To encourage the proper management of Mineral Aggregate Operations to minimize potential negative environmental and social impacts.

1.3.12 CLIMATE CHANGE

1.3.12.1 GOAL

It is a goal of this Plan to work towards preparing for the Impacts of a Changing Climate, and plan to reduce greenhouse gas emissions, by building on Ontario's Climate Change Strategy, Sustainable Severn Sound's Climate Change Action Plan, and the emerging County of Simcoe's strategy to create a foundation upon which the Township will help establish and build the policies and programs that must be put in place to achieve the Township's short and long-term targets for greenhouse gas (GHG) reductions and creating a sustainable and resilient community.

1.3.12.2 OBJECTIVES

a) To implement the recommended actions and achieve the GHG emissions reduction targets in Sustainable Severn Sound's Climate Change Action Plan and update the plan when required;

b) To continue to participate and cooperate with the Township's partners in Sustainable Severn Sound; and

c) To work with the County, Provincial and Federal Governments on our shared obligations to address the challenges posed by Climate Change.

d) To incorporate climate change considerations in planning for and development of Infrastructure, including stormwater management systems, and Public Service Facilities.

1.3.13 COMMUNITY CONSULTATION AND ENGAGEMENT

1.3.13.1 GOAL

It is a goal of this Plan to create an engaged community where all residents feel involved with municipal processes and with the community as a whole. The Township will strive to create a sense of ownership across all areas of the community with strong participation across a wide range of activities, consultation efforts and public events/festivals. Residents should feel that their voices are heard and that they have a stake in the Township's future.

1.3.13.2 OBJECTIVES

a) To create partnerships with residents and stakeholder

communities to strengthen the Township's resilience through consultation and engagement;

b) To share information fully on the proposed Plan-making and Development applications with all relevant internal and external stakeholders;

c) To increase awareness of the local planning approval process, its stages and aspects including regulatory requirements, and the role of each Committee, department and staff and how residents and stakeholders can best remain informed and engaged;

d) To provide a process for communication with residents and stakeholders including the use of all available channels, venues, and technologies and in accordance with the requirements of the relevant legislation and regulations;

e) To obtain inputs and opinions about the needs and priorities of residents and stakeholders in respect of proposed changes in land use, Plan- making, and Development applications; and

f) To ensure transparency in all communication activities.

1.4 HOW TO READ THIS PLAN

1.4.1 This Plan shall inform and guide decision-making by Council and its Committees with respect to a range of Development applications regarding growth management, Development, and Redevelopment in the Township. It consists of policies, schedules, definitions, and appendices.

1.4.2 Like other Official Plans, this Plan builds upon the policy foundation provided by the Provincial Planning Statement (PPS), the policy directions contained within the County of Simcoe Official Plan and provides additional and more specific land use planning policies to address issues facing the Township of Severn. This Plan is to be read in conjunction with the PPS and County of Simcoe Official Plan. The policies of the PPS shall take precedence over the policies of this Plan to the extent of any conflict, except where this Plan provides a more restrictive policy framework. Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the other plans and policies, applying the more specific policies of this Plan satisfies the requirements of the more general policies in those Plans.

1.4.3 This Plan must be read in conjunction with other provincial plans as defined in the *Planning Act* that may apply within the Township. Within the Township, this includes the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act, 2006*. That plan applies to certain defined parts of the Township and provides specific policy on certain matters.

1.4.4 This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy will assist decision-makers in understanding how the policies are to be implemented. While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.

1.4.5 Each policy provides direction on how it is to be implemented, how it is situated within this Plan, and how it relates to other policies. The choice of language in the policies is intended to distinguish between the types of policies and the nature of implementation. For example, "will" and “shall” are used interchangeably for policies that indicate positive directives. Similarly, expressions like “is not” and “will not be” are used for policies that set out limitations and prohibitions.

1.4.6 The policies of this Plan represent minimum standards.

1.4.7 Supplementary direction may be issued by the Township, where

appropriate, in accordance with the policies of this Plan to provide technical information and criteria to facilitate the implementation of this Plan. Guidance material may be issued to assist property owners with implementing the policies of this Plan. Information, technical criteria, and approaches outlined in guidance material are meant to support, but not add to or detract from, the policies of this Plan. Supplementary direction, in the form of guidelines and/or standards, may be included as an Appendix to the Plan or provided publicly on the Township website.

SECTION 2 TOWARDS A SUSTAINABLE COMMUNITY

2.1 TOWARDS A SUSTAINABLE COMMUNITY

2.1.1 The Township of Severn will make every effort to build a sustainable community by entrenching environmental considerations in all land use planning and policy decision making, incorporating a commitment to social equity in community building, and ensuring that sustainable development does not simply mean growth but means balancing the quantitative and qualitative improvements of the community.

2.1.2 The building of a sustainable community should recognize that the Township is comprised of three main landscape components (Settlement Areas, Countryside and Natural Heritage System) as described on Schedule A – Settlement and Land Use Structure and that each main landscape type serves a different land use function. The Township is comprised of eight “Settlement Areas” and each serve different functions and roles in the Township and the larger County settlement structure together with the South of Division Road Secondary Plan Area. The Settlement Areas are to be the main growth areas in the Township, in accordance with Section 7.1, in addition to other limited growth nodes along County and Provincial Highways and as designated in this Official Plan. The Township is also comprised of a “Countryside” area, principally in the southwest, which is made up of the agricultural lands and rural areas of the Township that accommodate a range of rural and resource-based uses that contribute to the rural and open space character of the Township and support a limited range of residential and employment uses. Finally, the Township is structured on a “Natural Heritage System” landform that shapes the green structure of the Township and surrounds and helps define the Settlement Areas, countryside, and shoreline communities nestled on the shorelines of the Township’s many rivers and lakes.

2.1.3 Building a sustainable community means respecting the three main landforms in the Township and ensuring that all Development and change that occurs during the life of this Plan respects and protects the main features and functions of each of these landforms:

a) The Natural Heritage System area forms the green infrastructure of the Township, and its general function is to protect and preserve the natural environment in the community. While appropriate Development may occur within the Natural Heritage System area in accordance with the policies of this Plan, growth and Development will generally be directed away from the Natural Heritage System area. Note: the Natural Heritage System area is different from the Environmental Protection and Greenlands

designations for which policies are found in Sections 11.2 and 11.3 respectively.

b) The general function of the Countryside area is to preserve and protect the resource-based uses such as agricultural and aggregate uses while permitting limited, but appropriate, rural, rural residential and rural employment uses that continue to protect the overall function of the area.

c) Settlement Areas and the Secondary Plan Area recognize the existing and delineated communities in the Township that define locations of concentrated and organized development providing a range of residential living and employment areas that support commercial, social, institutional and employment uses that service the needs of the local residents and the larger community. The existing Settlement Area hierarchy is described in Section 7 of this Plan.

2.2 LAND USE AND GROWTH MANAGMENT

2.2.1 Careful land use planning and growth management are fundamental components of creating, building, and maintaining a sustainable Complete Community. Rather than permitting growth and Development to occur anywhere in the municipality, providing clear policy direction for sustainable land use and growth management ensures that growth is directed to existing growth nodes and Settlement Areas, particularly Settlement Areas that have full municipal services and have the greatest chance of becoming or enhancing its development as a Complete Community. A Complete Community reduces the need for vehicle travel and reduces the length of required trips by providing a full range of services and facilities within the Settlement Area such that day-to-day shopping, recreation, and education can be accessed on foot, by bike or by car but without having to leave the community.

2.2.2 The Township, through this Official Plan, will practice wise land use management and growth management to reduce inappropriate Development in the Countryside area of the Township. It will direct Development away from the Natural Heritage System area and encourage high quality Development within the Township's defined Settlement Areas and appropriate Development and Redevelopment within the shoreline areas of the Township to accommodate its historic recreational residential development and neighbourhoods.

2.2.3 It is a major goal of this Plan, in building a sustainable community that the majority of growth in the Township will be directed to the defined growth nodes and Settlement Areas and only limited Development in other areas

in accordance with the policies of this Plan will be permitted.

2.3 WATERSHED PLANNING AND MANAGEMENT

2.3.1 The Township of Severn recognizes the need to manage and update its planning program and policies to reflect a watershed approach. The Province, through the Provincial Planning Statement, obligates the County to undertake watershed planning in partnership with lower-tier municipalities to inform planning for sewage and water services and storm water management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.

2.3.2 The Township, in partnership with the County and the Severn Sound Environmental Association (SSEA), will work towards developing a watershed framework for this Official Plan.

2.3.3 It is a policy of this Plan to ensure that provisions are made for the protection of the Severn Sound ecosystem in general accordance with the objectives of the "Severn Sound Remedial Action Plan" delivered through the Severn Sound Environmental Association including the following:

a) The improvement of water quality through remedial action and the maintenance of remedial works that enhanced quality level as development occurs by addressing potential development impacts such as nutrient, sediment, phosphorus, toxin and bacteria loadings;

b) The protection of all significant wetland and critical fish habitats and other environmentally sensitive areas from adverse impacts from development, shoreline alteration, and other impacts that could threaten or destroy such areas;

c) The Township will encourage appropriate agency or agencies to implement remedial actions and cooperate with the appropriate agencies to ensure that the environmental objectives of the Remedial Action Plan continue to be met;

d) The Township will encourage the upgrading of existing individual on-site sewage services where necessary;

e) The Township will ensure that new developments are designed to adequately protect the environment and ecosystems of Severn Sound; and

f) The Township will ensure the effective and environmentally sound

management of storm water drainage to protect the quality of Severn Sound.

2.4 ENERGY CONSERVATION AND PRODUCTION

2.4.1 The policies of this section are supportive of the Sustainable Severn Sound Climate Action Plan as adopted by Council. The Climate Action Plan is working towards a target of reducing the community's greenhouse gas emissions (GHGs) by the year 2028. As a result of technological advances and energy regulation, various forms of renewable energy are now able to provide power on a site-specific or neighbourhood basis, or as part of the larger utility grid system. The social, economic and environmental benefits of using renewable energy technologies in developments and in the community are well documented. The merits of renewable energy technologies however must be balanced by assuring the functionality of the technology and its compatibility with the natural environment and the surrounding land uses.

2.4.2 It is one of the objectives of this Plan to minimize greenhouse gases and to lead in energy conservation, energy efficiency, and sustainable energy production. This Plan encourages the development of energy supply including electricity generation facilities and transmission and distribution systems, Energy Storage Systems, district energy, and Renewable Energy Systems and Alternative Energy Systems that are appropriate in type and scale and that minimize impacts on the natural environment and surrounding land uses.

2.4.3 The Township supports the full range of Alternative Energy System or Renewable Energy System technologies including but not limited to wind energy systems, solar energy systems, biomass energy systems, geothermal energy systems, hydroelectric energy systems, and cogeneration systems, all where appropriate. Such Renewable Energy Systems shall be permitted in all designations, subject to appropriate supporting studies and Amendments to the implementing Zoning By-law. When a Renewable Energy System is proposed, the proponent must demonstrate to the satisfaction of Council that:

a) The proposed renewable energy facility is functional and compatible in accordance with the policies of this Plan;

b) If proposed on lands within the Greenlands designation, that there are no alternative locations with no negative impacts on the natural environment on the property to accommodate the proposed facility; and,

c) The project will not compromise agricultural lands or the feasibility of agricultural production over both the short and long term.

2.4.4 A proposed Renewable Energy System facility shall be required to demonstrate, through the submission of appropriate supporting studies, that emissions of dust, noise, contaminants, odour, water and wastewater, storm water drainage, or solid waste disposal will not have any adverse effects on Sensitive Land Uses. Where applicable, a completed Environmental Compliance Approval for emissions may be required prior to the Township's approval of the implementing Zoning By-law and/or the Township's approval of a Site Plan Control. The Township shall require a peer review of the information or studies submitted in support of the proposed renewable energy facility prepared at the expense of the proponent and to the satisfaction of the Township.

2.4.5 Nothing in this Plan is intended to restrict the installation, operation or maintenance of ground or roof-mounted solar panels that are:

a) An accessory use to a permitted use or building and comply with the relevant Zoning By-law provisions;

b) Meet all other applicable regulations such as the Ontario Building Code; and

c) If roof-mounted then positioned directly on the roof of a principal building or a main building in a multiple building project that is on a single land holding.

2.4.6 This Plan is not intended to restrict the installation, operation or maintenance of domestic outdoor wood-burning furnaces, or outdoor wood burning fireplaces, wood stoves, or pellet stoves, provided they comply with the requirements of the Ontario Building Code, applicable provisions of the Environmental Protection Act and all municipal By-laws.

2.5 TRANSPORTATION AND TRAFFIC MANAGEMENT

2.5.1 The Township will undertake, in accordance with Section 3 of this Plan, a multi- modal transportation planning exercise to help reduce car and energy use and improve the modal split of transportation choices.

2.5.2 The Township, together with the County of Simcoe, will continue to maintain and support the extension of the LINX Transit system into and throughout the Township as part of building a sustainable and Complete Community.

2.5.3 Parking standards in the Township's Zoning By-law will be reviewed as part of the implementation of this Plan and shall include a review of the approaches for both minimum and maximum parking standards, offsite and shared parking, drive through facilities and queuing standards, drop-off

and pickup requirements, cash-in-lieu of parking, and other parking approaches that mitigate the oversupply of parking while at the same time ensuring adequate off-street parking is provided.

2.5.4 The Township may consider an anti-idling By-law as part of a sustainable community building program and help achieve its greenhouse gas emissions reduction targets.

2.6 GREENING THE COMMUNITY

2.6.1 Greening the Community refers to a spectrum of ideas and approaches ranging from community gardens to native landscaping to tree preservation and tree planting programs. These are activities that are motivated by the outcomes and benefits of greening the community including reducing heat island effects, reduce the use of pesticides, reduce air pollution and absorb carbon, and conserve energy use, and preparing for the Impacts of a Changing Climate. The Township is committed to undertaking a range of programs to help green its Settlement Areas and communities.

2.6.2 The Township may consider establishing a community garden program, specifically a food garden program within the designated Settlement Areas to assist in creating a greener community and one focused on food security and food supply issues. The Township will particularly consider establishing and maintaining a community garden program in cooperation and partnership with local community organizations and associations.

2.6.3 The Township may consider guidelines for landscape planting and design in the Township that will focus on indigenous and native species to the unique eco-regions of the Township and will identify a range of drought tolerant native species that may better respond to the changes of climate change. In addition to landscape species lists, the Township's landscape planting and design guidelines will provide direction on the greening of the community and the creation of authentic and unique locations within the community.

2.6.4 The Township may consider an active tree planting program for all public lands, including public roadways, to provide for increased tree cover and shade trees throughout the municipality. The active tree planting program shouldwill ~~target~~ prioritize public parks, public open spaces, roadside locations in central business areas and other locations as selected by Council.

2.6.5 The Township will strive to support residents who wish to renaturalize and replant their properties by maintaining it's participation in the private property tree seeding distribution program organized by the Severn Sound Environmental Association together with similar programs which may

become available to the Township and/or residents. ~~maintain its participateion in the any agency and/or privately lead programs that distribute tree seedlings for private property planting. tree seedling distribution program organized by the Severn Sound Environmental Association together with the participation of the Township of Severn and other member municipalities. The Tree Seedling Distribution programs provides support to residents who wish to re-naturalize and replant their property.~~

2.6.6 The Township may consider passing a Tree Cutting By-law pursuant to the *Municipal Act* in accordance with the policies of Section 17 of this Plan; to work with the County of Simcoe Forest Conservation By-law.

2.7 COMMUNITY DEVELOPMENT

2.7.1 Sustainable community development requires that the Township not only address hard servicing issues such as transportation, water and sewer servicing, and utilities but also soft services such as public health and safety, gender equity, age-friendly community design, and the complete range of community services.

2.7.2 The Township will maintain and develop a Community Safety and Well-Being Plan in accordance with the *Police Services Act* and may consider other actions under community safety including safety audits and implementing Community Prevention Through Environmental Design (CPTED) in community building particularly within the defined Settlement Areas.

2.7.3 The Township will consider the guidelines for building a healthy community developed by the Simcoe Muskoka District Health Unit and contained in “Improving Health by Design”.

2.7.4 The Township will consider building an age-friendly community by considering the guidelines “Creating a More Inclusive Ontario: Age-Friendly Community Planning Guide for Municipalities and Community Organizations".

SECTION 3 PLAN MAKING

3.1 INTRODUCTION

3.1.1 The business of managing and building community should be plan-led. Clear and up-to-date plans should provide a vision and basis for the future of each area; a framework for addressing housing needs and other needs including the economic, social and environmental priorities of the Township; and a platform for local residents to participate in the Plan Making for their community and to help shape their surroundings.

3.1.2 Plans should:

a) Be prepared with the objective of contributing to the achievement of vision, objectives and policies of this Plan;

b) Be prepared proactively in a way that is aspirational but deliverable;

c) Be shaped by early, appropriate and effective engagement between the Township and its communities, local organizations, businesses, the Township's private sector community building partners, residents and vulnerable populations, and other stakeholders as required;

d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; and

e) Be accessible through the use of digital tools to assist public involvement and policy presentation.

3.2 PUBLIC CONSULTATION AND ENGAGEMENT

3.2.1 PUBLIC CONSULTATION AS COMMUNITY BUILDING

a) Encourage all residents and stakeholders to provide input and support public participation in the local planning review and decision-making process, where everyone is treated fairly and without bias in an open, orderly and respectful manner;

b) Promote awareness of applications, studies and initiatives by involving and informing residents and stakeholders early and as often as practical;

c) Make available to the public the Township's Official Plan and Zoning By- law and other planning studies, policies and guidelines in order to foster greater awareness and knowledge of planning matters;

d) Engage, consult and partner as appropriate with First Nations, Indigenous peoples and the Métis Nation on land use planning matters and when considering development applications and studies that may affect their interests, to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights;

e) Encourage the Township's private sector development partners to undertake its own community consultation process at the earliest stage of the design and planning process to engage the local community in the design of the development. To this end, the Township encourages a minimum of one (1) applicant-led consultation meeting as part of an Official Plan Amendment, Zoning By-law Amendment, and plan of subdivision/condominium applications as outlined within Section 4.2.5.

f) Utilize a range of approaches and methods to encourage and support public involvement and consultation including traditional notices and print media advertisements, web-based information and social media where practical while recognizing that the Township has legal obligations to process specific applications within prescribed timeframes that are set out in the *Planning Act*.

3.2.2 PUBLIC NOTICE, PUBLIC MEETINGS AND OPEN HOUSE

3.2.2.1 At least one open house shall be held if the Official Plan is being updated on a municipal 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.

3.2.2.2 Where the Township is considering an application for a Draft Plan of Subdivision/Condominium, Amendment to the Zoning By-law and/or Official Plan Amendment, which is not a municipal wide Official Plan review, the Township shall ensure that at least one public meeting is held. Complex and/or large-scale *Planning Act* applications may be required to have an additional public meeting to be determined through the application review process. 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*.

3.2.2.3 Notification to the residents of the Township of public meetings held by Council shall be given, as a minimum, in accordance with the regulations of the *Planning Act*. In recognition of the vast areas of the Township and the few properties that may be identified in the circulation radius required by the *Planning Act*, the Township will adopt an alternative notice provision for sending Notices for Official Plan Amendments and Zoning By-law Amendments to properties within 300 metres of the subject property.

3.2.2.4 In order to increase adaptability in relation to unforeseen events, such as pandemics or other major events, the Township may at its sole discretion choose to alter or change its policies and procedures with respect to how it consults and engages the community and how it holds its public meetings and open houses. The Township's obligations and responsibilities with respect to notice and the holding of a public meeting under the *Planning Act* will not be changed by the methods and venues used to consult with residents regarding proposed changes to policies, regulations and development proposals in the Township.

3.2.2.5 Development application files, in accordance with the *Planning Act*, are public files that should be available for public inspection and review. The Township may develop a public listing on the municipal website of the current Development applications that are being reviewed and considered for decision by Committee and/or Council. The listing may include the status of the application file, submitted technical reports, staff reports, notices and upcoming meetings, minutes of public meeting, and all decisions with respect to the application. Members of the public would have access to this information through the Township website in order to stay informed and involved in the community building process.

3.3 DUTY TO CONSULT

3.3.1 The Township of Severn will undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

3.3.2 In recognition of the importance of early engagement, the Township will endeavour to define a new relationship as follows:

a) The Township may, on its own or together with the County of Simcoe, negotiate Notification and Consultation Protocols as necessary to ensure that culturally appropriate consultation is occurring prior to making of decisions on matters that may impact treaty and/or territorial rights and pursuits;

b) The Township acknowledges that it is located on the traditional and territorial lands of Indigenous peoples as part of it meeting procedures, public consultations and public documents as much as is practical in order to assist in reconciliation efforts by the Federal and Provincial governments who are obligated to lead the reconciliation efforts of the Crown;

c) The Township will consider establishing Joint Relations Committees with the Chippewa's of Rama First Nations and the Métis Nation to ensure that these relationship and partnership building efforts are founded on regular and respectful dialogue and discussions;

d) The Township will ensure that its land use planning and approvals process recognizes, protects and preserves the cultural heritage of all Indigenous persons who inhabited the lands that the Township now encompasses in a manner that both respects territorial and treaty rights and is in full compliance with Federal and Provincial laws and regulations; and

e) When submitting Planning Applications, applicants are encouraged to visit the Chippewa's of Rama website to review the consultation and accommodation portal.

3.4 PROVINCIAL POLICIES AND PLANS, COUNTY OFFICIAL PLAN

3.4.1 The *Planning Act* requires that the Township Official Plan be reviewed and

updated to ensure it conforms to Provincial Plans and is consistent with the Provincial Planning Statement.

3.4.2 The County of Simcoe is the approval authority for the Township of Severn Official Plan and Amendments. The Township Official Plan must conform to the County Official Plan.

3.4.3 The planning function is a shared responsibility between the County of Simcoe and the Township of Severn. The County sets a broad policy framework for planning while the Township establishes a more detailed set of policies implemented through the local Official Plan.

3.5 OFFICIAL PLAN MONITORING AND REVIEW

3.5.1 The Township shall initiate a review of this Official Plan no less than every ten (10) years after approval of this Plan and no less than five (5) years thereafter unless this Plan has been replaced by a new Official Plan.

3.5.2 The Township may initiate a review of all or any portion of this Official Plan at any time and as deemed necessary by Council to ensure that this Plan:

a) Has regard for matters of Provincial interest;

b) Conforms with Provincial Plans or does not conflict with them as the case may be;

c) Is consistent with the Provincial Planning Statement;

d) Conforms with the County of Simcoe Official Plan;

e) Conforms to the vision that forms the basis of the policies of this Plan, and

f) Adequately addresses an emerging planning or land use issue identified by Council that would benefit from policy direction and guidance in this Official Plan.

3.5.3 The Official Plan is a high-level policy document intended to manage and direct the Township's physical growth and change over the next 30 years. Over the planning horizon, it will be important to continually monitor the effectiveness of the Plan policies to determine whether it is 'on track' to meeting the Plan's strategic directions and objectives, particularly in terms of meeting new demand for housing and employment growth. It will equally be important to monitor planning trends to ensure that this Plan and its policies and objectives remain relevant, responsive, and aligned with the community's expectations. The Township may consider developing and maintaining a monitoring plan that addresses the requirements of the

Provincial Planning Statement for monitoring the inventory of industrial and residential land to accommodate growth.

3.5.4 It is the intent of this Plan to serve as the basis for managing change in the Township to the year 2051.

3.5.5 It is, therefore, a policy of this Plan that the Official Plan should only be amended when the policies of this Plan have been found to not address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed in a comprehensive manner or there are required changes as a result of County or Provincial policy.

3.5.6 Applications for Amendments to this Plan shall be subject to the submission of supporting information demonstrating the following to the satisfaction of the Township:

a) That the proposed Amendment conforms to the vision and goals of this Official Plan;

b) That the proposed Amendment conforms to the general policies of this Official Plan;

c) That the proposed Amendment conforms to the land use designations as applicable of this Official Plan or is consistent with the overall land use structure of this Plan;

d) That the proposed Amendment conforms to the applicable policies of the County of Simcoe Official Plan and of the plans and policies of Province; and,

e) Other matters as deemed applicable.

3.5.7 Changes to the text or Schedules of this Official Plan may be made without public notice and without an Official Plan Amendment provided the general intent of the Official Plan is maintained and only for the following reasons:

a) Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;

b) Adding or revising technical information on maps or schedules that does not affect the designation of lands including, but not limited to, matters such as updating and correcting lot and parcel lines, infrastructure information, keys, legends or title blocks;

c) Changes to appendices, footnotes, headings, indices, marginal

notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this Plan and are editorially inserted for convenience of reference only;

d) Consolidation of approved Official Plan Amendments; and

e) Translation of measurements to different units of measure, or changes in reference to legislation or changes to legislation where the legislation has changed.

3.5.8 In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the policies of this Official Plan and the requirements of the *Planning Act*.

3.6 SECONDARY, TERTIARY AND BLOCK PLANS

3.6.1 SECONDARY PLANS

3.6.1.1 Secondary Plans may be prepared or required for specific areas of the Township or in relation to a Development application where it is considered necessary to provide more detailed planning objectives and policies for Development of a specific area of the Municipality.

3.6.1.2 Secondary Plans may be prepared for established, partially developed or undeveloped areas within existing community Settlement Areas. As well, a Secondary Plan may be required as part of an expansion to an existing Settlement Area or as a requirement of a policy area overlay designation as contained in this Plan.

3.6.1.3 Secondary Plans may be incorporated into this Official Plan by Amendment to detail specific planning objectives and policies for the defined area. Secondary Plans shall be subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.

3.6.1.4 Secondary Plans may include some or all of the following as deemed necessary by Council:

a) Land use structure, density, and design;

b) Transportation, including active transportation;

c) Environmental protection, enhancement, and management;

d) Heritage/archaeological potential;

e) Storm water management;

f) Servicing strategy;

g) Integration and compatibility of the Secondary Plan area with the adjacent uses; and

h) Other relevant issues as deemed required by Council.

3.6.1.5 A Secondary Plan may be required by Council where an expansion to a Settlement Area is warranted or a new Settlement Area is proposed, or where a major Development is proposed that would, in the opinion of the Township, significantly impact the existing community.

3.6.2 TERTIARY PLANS

3.6.2.1 Tertiary Plans may be required by the Township where appropriate, in accordance with this policy. Tertiary Plans do not serve as substitutes for any other submissions/documents, such as subdivisions or site plans. The main objectives of Tertiary Plans are to ensure new Developments contribute to and enhance the character of the community, prevent greenfield and developable parcels from being landlocked or otherwise undevelopable, complement and improve the Settlement Area land use structure, assess functional site servicing, and reduce/mitigate any adverse impacts on the surrounding areas.

3.6.2.2 The Township may require an applicant to prepare a proposed Tertiary Plan as part of a complete application submission in the event that one or more of the following criteria are met:

a) A Tertiary Plan requirement is explicitly identified for a particular area within the Official Plan;

b) A site has multiple landowners;

c) A new public right-of-way or shared private right-of-way, public park, or other publicly owned facility is proposed;

d) Vehicular or pedestrian accessibility for neighbouring sites is affected by the proposal;

e) The proposal facilitates the need for accommodating future Public Service Facilities as determined by a public authority;

f) The proposal affects the Development potential of neighbouring sites; and

g) The proposal has the potential to prohibit future comprehensive re-development of an area.

3.6.3 BLOCK PLANS

3.6.3.1 To provide greater certainty on Infrastructure delivery and service delivery enhancements, a Secondary Plan may require the preparation of implementing Block Plans. The intent of a Block Plan would be to coordinate the delivery of services and Infrastructure, the progression of Development, the overall layout of Active Transportation facilities, arterial, collector and strategic local roads and the location, configuration, character, size and urban form of parks, institutional, commercial and industrial sites for predefined sub-areas within applicable Secondary Plans, and the layout/function of open space corridors, valley lands, woodlots and other natural features, including storm water facilities.

3.6.4 MASTER PLANS

3.6.4.1 In order to meet the challenge of integrating land use and growth planning, Infrastructure engineering and the funding of the required Infrastructure which supports sustainable community building, the Township will prepare and rely on a number of Master Plans. The Official Plan provides the vision, goals and direction for growth in the Township that these Master Plans shall support. Master Plans may be prepared on the basis of an Infrastructure class (i.e. water servicing) or for a defined Settlement Area (i.e. Coldwater) and where completed for a defined Settlement Area may include all classes of Infrastructure including water, sewage, transportation, storm water servicing, and parks and recreation necessary to support the long term growth of that community.

3.6.4.2 Master Plans to be completed shall include but not limited to the following:

a) Infrastructure Master Plan or plans which will provide comprehensive documentation of the development and evaluation of water, sewage and storm water servicing strategies and projects for the Township's identified Settlement Areas to support this Official Plan and its settlement structure and growth management strategy;

b) A multi-modal transportation Master Plan including Active Transportation routes; and

c) A parks and recreation Master Plan.

3.6.4.3 Master Plans, where obligated, shall be completed in accordance with the requirements of the Municipal Class Environmental Assessment document which is approved under the *Ontario Environmental Assessment Act* and shall include a comprehensive public consultation and engagement strategy. As such, the conclusions and recommended

projects and strategies of the Master Plans may be incorporated and implemented into this Official Plan without the requirement for public notice and public consultation in addition to that undertaken as part of the Master Plan.

3.7 CAPITAL WORKS PROGRAM

3.7.1 The extension or development of capital works related to public projects within the Township of Severn shall be in conformity with the provisions of this Plan. Council may consider the preparation and adoption, without the necessity of an Amendment to this Plan, a five-year capital staging improvement program to implement the provisions of this Plan. It is further intended that such a program be reviewed annually as part of the capital budgeting procedure with regard to changing socio-economic conditions throughout the Municipality.

3.8 COMMUNITY IMPROVEMENT PLANS

3.8.1 The Community Improvement provisions of the *Planning Act* give the Township tools and powers that may be used to achieve a broad range of goals and objectives of this Plan. Community Improvement Plans identify specific projects that need to be carried out in a particular area of the Township to improve the quality of life and the built environment, and/or provide incentives for private sector investment to stimulate the Redevelopment, rehabilitation or improvement of an area.

3.8.2 All lands within the Township are considered to be eligible for Community Improvement initiatives, and eligible to be designated as a “Community Improvement Project Area”, pursuant to the provisions of the *Planning Act*. Community Improvement Project Areas shall be designated by by-law in compliance with the provisions of the Act and are intended to identify areas in which Community Improvement Plans may be undertaken. Community Improvement Project Areas may be designated by By-law based on one or more of the following criteria:

a) The area contains incompatible land uses, which may prejudice the function or economic role of the area;

b) The area has been identified as being deficient in terms of the level of municipal services (either soft or hard) because it no longer meets current development standards, is characterized as inefficient from a service delivery perspective or for a desired use, has inappropriate uses in a particular area or exhibits signs of aging;

c) The area has been identified as being deficient or in need of enhancement in terms of neighbourhood and/or community

parkland, recreational or public service facilities (i.e. athletic fields, community centres, arenas, libraries, schools, senior citizen facilities, etc.);

d) The area contains man-made hazards, such as poor street and intersection design, or flood control issues, which should be eliminated in order to ensure a greater degree of public safety;

e) The area has been identified as one where the buildings are approaching the end of their functional life and should either be rehabilitated and restored for sequential uses in keeping with the nature of the area or demolished so as to allow for Redevelopment of the site for a use more compatible with adjacent uses;

f) The area contains vacant and underutilized lands, buildings or structures, which could be developed or redeveloped in a manner that reinforces the functional role of the area, provides opportunities for energy conservation and, at the same time, provides for the enhancement of the municipal tax base;

g) The area has commercial uses, which require upgrading, façade and streetscape improvement and/or improved off-street parking and loading facilities to aid the area's economic viability;

h) The area has buildings of cultural significance;

i) The area has an inadequate mix of housing;

j) The area has vistas and visual amenities which would benefit from protection and enhancement and which provide opportunities for tourism, Environmental Impact Studies and recreation;

k) The area has transportation deficiencies, including inaccessible or deteriorated sidewalks, walkways, bike paths/lanes, and trails;

l) The area has soil or water contamination because of chemicals or other pollutants; and/or,

m) The area has opportunities for improvements to increase energy efficiency, reduce water demand and improve overall sustainability.

3.8.3 Where the Township has designated lands as a "Community Improvement Project Area" it shall undertake the preparation of a Community Improvement Plan for such an area. Community Improvement Plans may provide direction, guidelines, and a strategy for any or all of the following:

a) The nature of existing land uses, the physical condition of the

buildings and structures, and the socio-economic fabric of the community setting;

b) The existing level of services and the nature of improvements proposed to the municipal infrastructure including but not limited to roads, sidewalks and other active transportation infrastructure, water supply, storm sewers, public utilities, and other community and recreational facilities;

c) Addressing climate change mitigation and adaptation, such as through building retrofits for energy efficiency, renewable energy systems, water conservation and Low Impact Development strategies;

d) The identification of properties proposed for acquisition and/or rehabilitation to meet the overall community improvement objectives;

e) The estimated costs, means of financing, and the staging and administration of the project;

f) The provision of a range of financial assistance and incentive programs in the form of tax relief, loans, grants, development charge relief, and application fee relief to eligible parties or for eligible projects for the physical rehabilitation, Redevelopment or improvement of lands and buildings;

g) The permission of sufficient flexibility, as circumstances warrant, where projects and costing revisions are necessary;

h) The phasing of improvements and the means of implementation in order to permit a logical sequence of events to occur without creating unnecessary hardship for area residents and/or businesses;

i) The provision of involvement of citizens, property owners, tenants, public bodies and agencies, and other interested parties during the preparation of a Community Improvement Plan; and/or

j) The potential for stimulating private sector investment and an improved municipal assessment base.

SECTION 4 DECISION MAKING

4.1 PRE-SUBMISSION APPLICATION CONSULTATION

4.1.1 Prior to the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, a Site Plan Control application and/or an application for Subdivision/Condominium approval, the person or public body requesting the amendment or approval is encouraged to have at least one consultation meeting with the Township. Pre- consultation is also recommended prior to the submission of other *Planning Act* applications to the Township.

4.1.2 Through the pre-consultation process, the Township can request additional information that will be required as part of a complete application after further review of the application proposal.

4.1.3 Council shall establish a fee for pre-consultation meetings reflecting the staff time involved. The fee is to be included in the Fees and Charges By-law passed pursuant to the *Planning Act* and/or the *Municipal Act* as the case may be.

4.2 DETERMINING COMPLETE APPLICATIONS

4.2.1 For a development application to be considered complete, the Township will require supporting information or technical reports and/or studies to be submitted at the time of application, to the satisfaction of the Township. If pre-consultation has not occurred prior to application, Township staff reserve the right to require the submission of additional supporting reports and/or studies upon review of the application submission.

4.2.2 The following is a non-comprehensive listing of what may be required for a *Planning Act* application:

a) Planning Justification Report;
b) Public Service Facilities Impact Analysis;
c) Environmental Impact Study;
d) Master Servicing Study/Functional Servicing Report;
e) Traffic Impact Study;
f) D-4 Study under the *Environmental Protection Act*;
g) Settlement Area Intensification Analysis;
h) Agricultural Impact Assessment and/or MDS calculation;
i) Affordable Housing Report;
j) Fisheries Impact Study;

k) Environmental Site Assessment (Phase I and II) including Record of Site Condition;
l) Hydrogeological Study including Water Balance/Water Budget;
m) Storm water Management Report/Functional Servicing Report;
n) Wellhead Protection – Risk Assessment Report;
o) Spray Analysis – Golf Courses;
p) Crime Prevention through Environmental Design Report;
q) Hydrology Study addressing Flooding, Erosion, Slope Stability Reports;
r) Noise and Vibration Impact Analysis;
s) Odour, Dust and Land Use Compatibly Study;
t) Geotechnical/Soils Report;
u) Wind Study;
v) Archaeological Assessment (Stage 1 and 2);
w) Cultural Heritage Report and/or Heritage Impact Study;
x) Parking Report/Analysis;
y) Shadow Impact Analysis;
z) Fire Suppression and Fire Fighting Impact Study;
aa) Tree Preservation Plan;
bb) Urban Design Report including 3D renderings and illustrations;
cc) Streetscape Study;
dd) Photometric Study;
ee) Market or Financial Impact Study;
ff) Water Resource Management Report;
gg) Secondary Plan and/or Tertiary Plan;Digital Plans, as applicable, including Concept Plans, Draft Plans, Condominium Plans, Consent Plans, Site Plans and/or plans which visually depict the application, or as required under the *Planning Act*; and
hh) Any additional information identified by the Township, County of Simcoe and any other regulating bodies or agencies during the pre- consultation process.

4.2.3 The need for any or all of these studies shall be determined by the Township during a pre-consultation meeting which is encouraged for most *Planning Act* applications as outlined above. This pre-consultation process between the Township, the applicant and any other government agencies, approval authority and/or regulatory bodies shall assist in determining the requirements for a “complete application” together with the required application forms and fees as set by Council. The Township will determine, in accordance with the provisions of the *Planning Act*, if the application is complete.

4.2.4 The costs associated with all the required studies shall be the sole

responsibility of the applicant. Costs incurred for the Township to peer review the studies and/or reports, as required, shall also be the responsibility of the applicant.

4.2.5 The Township will require that the studies and/or reports identified as comprising a “complete application” shall be completed by an appropriately Qualified Professional in the related field of study and may establish a terms of reference for the required Technical Reports and/or rely on the terms of reference for such supporting studies prepared by the County or other appropriate agency of jurisdiction, or in accordance with guidelines prepared by the Province.

4.2.6 The Township encourages applicants for Amendments to the Official Plan, Zoning By-law, Plans of Subdivision and Plans of Condominium, to undertake an applicant-led consultation process with the potentially impacted adjacent property owners and to report on the results of the comments and input received and how the application proposes to address and/or respond to the comments and input. The applicant-led consulting process and report is encouraged to be completed prior to the consideration of the application and scheduling of the required statutory public meeting(s). The proposed applicant-led consultation process shall be outlined by the applicant and discussed during any pre-consultation process identified above to ensure the satisfaction of the Township.

4.3 REVIEW OF DEVELOPMENT APPLICATIONS

4.3.1 Township Council and its Committees should approach decisions on proposed Development in a positive and creative way. The Township will consider the use of the full range of planning tools available and work proactively with applicants to secure Developments that will meet the vision, goals and objectives of this Plan and improve the economic, social and environmental conditions of the Township. Council, its Committees and Staff should seek to approve applications that advance the Township’s community building objectives where possible.

4.3.2 Planning law requires that applications for planning permission be determined in accordance with the Official Plan. Decisions on applications should be made as efficiently as possible, and in accordance with the *Planning Act*.

4.3.3 Refusal of planning applications on grounds of prematurity should seldom be considered where a proposal has yet to be submitted for review or before the end of the local planning consultation and review process. Where planning approval is refused on grounds of prematurity, the Township should indicate clearly how granting approvals for the Development concerned would prejudice or negatively impact the achievement of the vision, goals, objectives and policies of this Plan.

4.3.4 Many aspects of the local planning review and approval process are technical and administrative in nature. Council should consider the delegation of many of the technical and administrative components of the planning process to staff. This could include, but not be limited to, determination of a “complete application”, all or classes of site plan control area approvals, Part Lot Control approvals, certain types of Zoning By-law Amendment applications pursuant to the *Planning Act* such as lifting of Holding provisions and Temporary Use By-laws, conditions of draft plan of subdivision, extensions to draft plan approvals, all or certain classes of provisional consent applications. The objective of the delegation of planning authorities to Staff is to create an efficient and effective local planning approval process.

4.4 PLANNING CONDITIONS AND OBLIGATIONS

4.4.1 The Township and its Committees should consider whether development applications can be made acceptable through the use of conditions or planning obligations.

4.4.2 Planning conditions should be imposed where they are necessary, relevant to the Development to be permitted, and reasonable. Identifying and agreeing to conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before Development commences should be secured through financial assurance, where there is a clear justification and basis.

4.4.3 Planning conditions must only be sought where they meet all of the following tests:

a) Necessary to make the Development acceptable in community impact terms;

b) Directly related to the Development; and

c) Fairly and reasonably related in scale and kind to the proposed Development.

4.4.4 Planning conditions can include but are not limited to the following:

a) Plan of Survey;
b) Road widening(s);
c) Easements;
d) Parkland dedication or cash in lieu thereof;
e) Further planning applications, where required;
f) Municipal servicing including extensions and service laterals to property line;

g) Development agreements;
h) Source Water Protection matters;
i) Lot grading and drainage plans including storm water management facilities;
j) Traffic, transportation, or parking studies;
k) Noise, nuisance, and/or other land use compatibility studies;
l) Archaeological and/or cultural heritage impact assessments;
m) Environmental studies;
n) Tree planting and/or landscaping; and
o) Financial matters including ensuring property taxes are current.

4.4.5 Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning controls. The Township may consider publishing a local enforcement strategy to manage enforcement proactively, in a way that is appropriate to the community. This should set out how the Township will monitor the implementation of planning permissions, investigate alleged cases of unauthorized Development, and take action where appropriate.

4.5 LAND USE COMPATIBILITY

4.5.1 Where any proposed development may impact adjacent uses or may be impacted by adjacent uses by way of odour, noise, vibration, particulates or other emissions, a study or studies which assess the impacts in accordance with provincial government guidelines may be required.

4.5.2 The feasibility study shall be prepared to the satisfaction of Township Council and other appropriate agencies and shall include recommendation on how such impacts can be mitigated such as through appropriate setbacks and berms, buffering, fencing etc.

4.5.3 The approval of Development proposals shall be based on the achievement of adequate separation distances between land uses where required and other mitigation recommendations.

4.5.4 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from such things as odour, noise and other contaminants, minimize the risk to public health and safety, and ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Major facilities shall mean transportation infrastructure and corridors, airports, rail facilities, sewage treatment facilities, waste management systems, manufacturing uses, energy generation facilities and transmission systems, and mineral aggregate operations. Where avoidance is not possible, the Township shall

protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring proposed adjacent sensitive land uses are only permitted if potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

4.5.5 TransCanada PipeLines Limited ("TCPL") operates high pressure natural gas pipelines within its rights-of-way crossing the Township as identified on Schedule F to this Plan. The following shall apply to all development abutting or adjacent to the TCPL facilities:

a) TCPL is regulated by the Canada Energy Regulator (CER) which has a number of requirements regulating development in proximity to its pipelines, including approval for activities within 30 metres of the pipeline centreline;

b) New development can result in increasing the population density in the area that may result in TCPL being required to replace its pipeline(s) to comply with CSA Code Z662. Therefore, the Township shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres of its pipelines;

c) In areas of more urban development, the Township will encourage the use of TCPL's pipeline right-of-way for passive open/green space or as part of a linear park system, subject to TCPL's easement rights; and

d) In addition to the requirements of setbacks for buildings and structures, the following should be setback a minimum of 7 metres from the right-of- way:

i. Buildings and structures;

ii. Road rights-of-way (paralleling pipeline rights-of-way), paved private driveways, parking spaces and parking areas; and,

iii. Storm water management facilities.

SECTION 5 DELIVERING A SUFFICIENT SUPPLY OF HOMES

5.1 IDENTIFYING LAND FOR HOMES

5.1.1 The growth management concept of this Plan is to focus growth, including residential growth to the Township's Settlement Areas and the South of Division Road Secondary Plan. Within the Township's Settlement Areas, new residential Development will occur either within the existing built-up areas through infill and Intensification or through greenfield development. This Plan identifies sufficient lands within the Township's Settlement Areas to accommodate forecasted growth to 2051.

5.1.2 It is recognized that a limited amount of residential Development will occur in areas that are outside of the Township's Settlement Areas.

5.2 MAINTAINING SUPPLY

5.2.1 It is the policy of this Plan to maintain at least a 15-year supply of designated lands to accommodate forecasted residential growth through Residential Intensification and Redevelopment and, if necessary, lands which are Designated and Available for residential Development.

5.2.2 It is a policy of this Plan to maintain at all times, in the Settlement Areas and locations where fully serviced Development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned, including units in draft approved and registered plans of subdivision/condominium.

5.2.3 In order to ensure that a minimum 15-year supply of designated land and a 3- year supply of serviced lands is available, the Township will monitor the land supply, servicing capacities and growth rates and report annually to Township Council and the County in respect of the success of meeting these targets and future growth prospects and needs for the Township.

5.3 HOUSING OPTIONS

5.3.1 The Housing Options within the Township have historically been very heavily weighted towards single detached dwellings. A limited number of apartments and other housing styles are available in the Township's Settlement Areas.

5.3.2 This Plan encourages a mix of Housing Options to be developed within Settlement Areas, particularly the fully serviced Settlement Areas of Coldwater, Westshore and Washago, with an emphasis on multi-unit housing styles that do not negatively impact the character of the local neighbourhood.

5.3.3 Over the lifetime of this Plan, the Township strives to attain a greater mix of Housing Options for new residential development, reduce the percentage of low density development, and increase the percentage of medium density and higher density development across the Township's Settlement Areas.

5.3.4 The Township will work with the County to identify opportunities for new Housing Options including Affordable housing Development, specifically within Coldwater and Westshore Settlement Areas, and on Township lands where they are considered surplus to the municipality.

5.4 ADDITIONAL RESIDENTIAL UNITS

5.4.1 Additional Residential Units allow for Affordable housing opportunities and are permitted in accordance with the policies of this Plan. Additional Residential Units provide for the opportunity to develop more Affordable rental housing units within the Township. Development of these units will assist in supporting the County's target contained in its Affordable Housing and Homelessness Prevention Strategy of providing 10 percent Affordable housing units to be created each year throughout the County.

5.4.2 Additional Residential Units are permitted within detached dwellings, semi-detached dwellings, or townhouses within all ~~residential~~ designations that permit residential uses, ~~designations,~~ with the exception of the Shoreline Residential designation. Where Additional Residential Units are permitted, one primary dwelling and up to two Additional Residential Units are permitted per lot, including a total of one unit permitted in an accessory structure.

5.4.3 Additional Residential Units are subject to the following criteria:

a) Appropriate on-site parking, sewage, water and drainage is provided for the existing and additional residential unit(s);

b) The Additional Residential Unit must be serviced by the same driveway as the primary dwelling;

c) If serviced by a Municipal Water Service or Private Communal Water Service, confirmation that sufficient Reserve Water System Capacity is available in the system;

d) The Additional Residential Unit is secondary and incidental to the existing primary dwelling unit on the same lot;

e) The conversion of the existing dwelling to accommodate an Additional Residential Unit(s) shall form an integral part of the primary dwelling unit and be designed to maintain the character of the dwelling;

f) When located in an accessory building the Additional Residential Unit shall be limited in size in the implementing Zoning By-law;

g) Where an accessory building accommodates an Additional Residential Unit, the accessory building shall be subject to the appropriate yard requirements of the implementing Zoning By-law for the primary dwelling;

h) Where located on lands designated Greenlands or Agriculture the Additional Residential Unit shall be located within the existing building cluster to minimize disturbances to property and agricultural function;

i) The lot fronts onto an open and assumed public road or condominium road;

j) A home occupation shall only be permitted in an Additional Residential Unit for a business or administrative-type office which does not require the delivery or pick-up of goods, does not have clients coming to the dwelling, and does not have employees that reside on a different lot;

k) Additional Residential Units may be subject to a Township licensing program and subject to other Township criteria including applicable Building and Fire Code regulations;

l) The implementing Zoning By-law shall contain provisions to regulate the establishment of Additional Residential Units; and

m) The presence of more than one dwelling unit or single detached dwelling shall not be justification for the creation of a new lot or condominium unit for the Additional Residential Units, except as otherwise provided in the Agricultural designation with respect to the possible severance for a Residence Surplus to an Agricultural Operation.

5.5 RURAL HOUSING

5.5.1 The rural and agricultural areas of the Township have historically developed for farming and resource development. In order to maintain the existing rural and agricultural character of the Township, limited rural lot creation is permitted in accordance with the policies of the Official Plan.

5.5.2 Additional Residential Units are permitted in the rural and agricultural areas of the Township where dwellings are permitted, in accordance with section 5.4.

5.6 SHORELINE COMMUNITIES

5.6.1 The planned function of the shoreline areas of the Township are for resource- based recreational uses. It is recognized that some dwellings are a primary residence, but the overall planned function of these areas is for recreational purposes. It is not anticipated nor is it the intent of this Official Plan to accommodate the new housing needs of the Township within the shoreline communities. Limited residential Development within these areas may occur but shall be guided by the policies of Sections 11 and 17 of this Plan.

5.6.2 New Development and Redevelopment shall be carefully sited to manage the balance between the built form and the natural environment.

5.6.3 New Development and Redevelopment shall be subject to the policies of Section 12 of this Plan and require natural vegetation preservation and enhancement with native species in the front or waterside yard unless demonstrated by a Qualified Professional to not be possible.

5.6.4 Hardscaping and non-native landscaping in the front or waterside yard shall be discouraged.

5.6.5 The Zoning By-law, Site Alteration By-law and/or Tree Cutting By-law shall establish regulations to control landscaping in the front or waterside yard of shoreline residential lots.

SECTION 6 BUILDING A STRONG LOCAL ECONOMY

6.1 VISION AND GOALS

6.1.2 In providing opportunities for economic development in a manner that fosters competitiveness and a positive business environment, it is the policy of the Township to:

a) Plan for, protect and preserve Employment Areas in strategic locations in proximity to Major Goods Movement Facilities and Corridors, that provide locations to accommodate the Employment Area uses.

b) Provide for an appropriate mix and range of employment opportunities including institutional and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township and the wider area.

c) Encourage wherever possible through the land use planning process the retention and expansion of existing businesses in the Township.

d) Ensure that a sufficient supply of serviced employment generating lands are available for development at all times.

e) Encourage further industrial development, where appropriate.

f) Protect lands that have the potential of being used for agricultural purposes or Mineral Aggregate Resource extraction purposes from incompatible Development to ensure that farming operations and Mineral Aggregate Operations can operate with the maximum degree of flexibility and efficiency.

g) Encourage the development of home-based businesses in accordance with the home industry and home occupation policies of this Plan.

h) Encourage the protection of the Township's natural attributes, such as its rural character and its Natural Heritage System, to ensure that the recreational and tourism uses that rely upon these attributes continue to thrive.

i) Provide opportunities for Agriculture-Related Uses and On-Farm Diversified Uses.

j) Improve the aesthetic quality of the retail corridors in the Township to ensure that they function as attractive destinations for shoppers from the Township and the surrounding area.

6.2 TOURISM BASED BUSINESSES

6.2.1 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are permitted in single detached dwellings where listed as a permitted use in the land use designations in this Plan, subject to an Amendment to the Zoning By-law. Council shall be satisfied that the following criteria can be met:

a) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;

b) The use is clearly secondary to the primary use of the dwelling as a residence;

c) The bed and breakfast establishment must be the primary residence of the owner and operator;

d) The character of the dwelling as a private residence is preserved;

e) Adequate parking facilities are available on the lot for the proposed use;

f) No more than three bedrooms are available for guests;

g) The use will not cause a traffic hazard; and

h) The owner or operator must receive a license from the Township in accordance with the Township's Lodging and Bed and Breakfast Licensing by-law, where required.

The implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted. Site Plan Control approval may be required for new Bed and Breakfast operations.

6.3 SUPPORTING HOME BASED BUSINESS AND INDUSTRIES

6.3.1 HOME OCCUPATIONS

Home occupations are permitted in all designations where a dwelling is a permitted use, provided:

a) It is wholly located within the main or primary dwelling unit of the person operating the business or can satisfy the requirements of Section 5.4.3 for a home occupation in an Additional Residential 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) No outside storage of goods, materials, equipment or service vehicles other than cars, vans and light trucks related to the home occupation occurs;

d) 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,

e) The sign identifying the home occupation is limited in size and in accordance with any applicable the municipal By-laws.

f) The implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

6.3.2 HOME INDUSTRIES

6.3.2.1 Home industries are small-scale industrial uses that are accessory to single detached dwellings on large lots outside of Settlement Areas. These uses should not detract from the primary use of the property for agricultural or residential purposes. Home industries may include welding, carpentry, contractor/landscaping yards or machine shops, or agriculture-related uses that involve the processing of County produced agricultural crops or other products. The accessory retail sales of products produced in the home

industry is also permitted. The repair, or sale of motor vehicles is not considered to be a home industry. For purposes of this Official Plan, a self-storage facility containing individual lockable units, is not considered to be a home industry.

6.3.2.2 Home industries may be permitted in the Agriculture, Rural and Greenlands designations subject to a Zoning By-law Amendment provided Council is satisfied that:

a) The building that houses the home industry is located within the existing building cluster;

b) The home industry has a floor area that is consistent with the scale of uses on the property;

c) The home industry and any activity area associated with the home industry is set back appropriately from all lot lines;

d) The noise, dust and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;

e) The type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads;

f) The operator of the home industry resides on the property;

g) All machinery and equipment, with the exception of motor vehicles, required for the home industry is located within enclosed buildings;

h) Any open storage associated with the home industry is appropriately screened from view;

i) Demonstrated no negative impact to Natural Heritages Features and Areas;

j) The home industry has a limited number of employees; and,

k) Any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property.

The development of a new home industry shall be subject to Site Plan Control. In addition, such a use may require a license in accordance with the *Municipal Act.*

6.4 ENCOURAGING THE DIVERSIFICATION OF THE AGRICULTURAL ECONOMY AND AGRI-BUSINESSES

6.4.1 AGRICULTURE-RELATED USES AND ON-FARM DIVERSIFIED USES

6.4.1.1 Agriculture-Related Uses and On-Farm Diversified Uses shall be permitted on lands designated Agriculture in accordance with Section 11.7, to support the agricultural and rural economies as further outlined within this Plan.

6.4.1.2 Permitted Agriculture-Related Uses shall include any commercial or industrial operations that are directly related to and service farm operations in the area, as outlined within the permitted uses of the applicable designation.

6.4.1.3 On-farm Diversified Uses shall generally be limited in area in accordance with Provincial guidelines.

6.4.1.4 Agriculture-Related Uses may utilize large tracts of land, while On-Farm Diversified Uses are limited in area to generally no more than 2 percent of the lot area to a maximum of 1.0 hectare.

6.4.1.5 The re-use or repurposing in accordance with the Ontario Building Code and any other applicable law of existing buildings for Agriculture-Related Uses or On- Farm Diversified Uses is encouraged.

6.4.1.6 The development of Agriculture-Related Uses and/or On-Farm Diversified Uses, are subject to the following development policies:

a) Surrounding agricultural operations are not impaired or inconvenienced;

b) The proposed use shall be appropriate to the rural service level available, including road access, water and sewage, and fire protection service;

c) The lot size is adequate for the use and shall be limited to the minimum area required for the use, including any required parking,

buffering and landscaping;

d) Traffic is appropriately addressed;

e) Major modification of land is not required;

f) The proposed use is compatible with surrounding uses and the rural character;

g) The proposed use can be buffered from adjacent residential uses where appropriate;

h) All required permits from other applicable agencies are obtained or are available;

i) The cumulative impact of the proposed use in relation to other Agriculture- Related Uses and/or On-Farm Diversified Uses in the area will be evaluated to ensure that the agriculture nature and function of the area is not impaired;

j) The use may be required to be site specifically zoned within the Township's implementing Zoning By-law; and,

k) The use shall be subject to Site Plan Control.

6.4.2 DOG KENNELS

6.4.2.1 Dog kennels may be permitted in the Agriculture, Rural and Greenlands designations as an On-Farm Diversified Use, subject to an Amendment to the implementing Zoning By-law, if applicable, and appropriate Township licensing requirements. Before considering such an Amendment and/or license, 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 is set back an appropriate distance from 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 does not already exist in the general vicinity of the proposed kennel.

6.4.2.2 A new dog kennel shall 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.

6.4.2.3 The Zoning By-law shall contain performance standards for the establishment of new dog kennels.

6.4.3 TEMPORARY USES

Temporary uses, as part of an On-Farm Diversified Use may be permitted through a Temporary Use By-law, in accordance with the Ontario Ministry of Agriculture Food and Rural Affairs guidelines, and as outlined in this Plan. This includes but is not limited to an event being temporary in nature and is either a onetime use or is held infrequently and is also subject to the following development policies:

a) Is limited in area and displaces little to no agricultural land;

b) Any displaced agricultural land is immediately returned to agricultural production or use;

c) Requires no re-grading or drainage changes;

d) Any impact to the agricultural land is remedied such as compaction;

e) No permanent structures are constructed;

f) Off-site impacts, such as traffic, are limited;

g) All applicable permits or other criteria are met, for example criteria under the Building Code and/or Fire Code; and,

h) Does not require any special services from the Township, unless otherwise agreed to by the Township.

6.5 SUPPORTING EMPLOYMENT

6.5.1 It is the intent of this Plan that an adequate supply of employment land is available at all times in the Township to support a wide range of employment uses.

6.5.2 Employment Areas will be protected for clusters of business and economic activities and designated primarily as Highway Employment and

Settlement Employment. Population-related employment is permitted in the Settlement Employment, Resort Employment and Highway Employment designations.

6.5.3 Prior to considering an application for a Zoning By-law Amendment and/or Site Plan approval for lands within the Settlement Employment designation, the Township shall be satisfied that:

a) Adequate parking and loading facilities are provided on the site or, can be accommodated on-street or off-site within walking distance. On-street or off-site parking may require a cash-in-lieu of parking agreement;

b) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;

c) The proposed buildings or structures on un-treed sites are encouraged to incorporate landscaping to enhance the site and surrounding area;

d) Outdoor storage areas are substantially screened from view from passing traffic and are generally not permitted to locate in the front yard;

e) The proposed use can be serviced with an appropriate water supply and means of sewage disposal;

f) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features are encouraged to be utilized to ensure that there is adequate screening between the uses; and

g) The new use would be required to meet any applicable guidelines for industrial uses and separation distance as well as requirements for odour, noise and vibration.

6.5.4 Applications for new Settlement Employment lands will require an Amendment to this Plan.

6.5.5 Minor expansions to the Settlement Employment designation may only be permitted if necessary to support the immediate needs of existing businesses and shall be subject to the following policies:

a) If for a new business, there is a demonstrated need for the expansion, and the traffic can be accommodated;

b) If for an existing business, the expansion is minor in nature;

c) Appropriate sewage and water services can be provided in accordance with the policies of this Plan;

d) The use proposed for the expansion is compatible with the surrounding uses;

e) No expansion is permitted into the Rural, Agricultural or Greenlands designations; without an Amendment to this Plan and the Simcoe County Official Plan;

f) Any expansion would be subject to Site Plan Control; and,

g) An Amendment to the Official Plan is required.

6.5.6 Conversion of lands that are used or zoned for industrial uses in any employment designation from an industrial use to a non-industrial use shall be considered through a County of Simcoe Municipal Comprehensive Review and would require an Amendment to this Plan.

6.5.7 Notwithstanding 6.5.6, until the next municipal comprehensive review, lands within existing Employment Areas may be converted to a designation that permits non-employment uses, provided the conversion would:

a) Demonstrate there is a need for the conversion;
b) Demonstrate the proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of the Growth Plan for the Greater Golden Horseshoe;
c) Demonstrate there are existing or planned Infrastructure and Public Service Facilities to accommodate the proposed uses;
d) Maintain a significant number of jobs on those lands through the establishment of development criteria; and
e) Not include any part of an Employment Area identified as a Provincially Significant Employment Zone unless the part of the Employment Area is located within a Major Transit Station Area as delineated through the Growth Plan.

6.5.8 All lands within any employment area designation shall be placed in an appropriate zone in the implementing Zoning By-law.

SECTION 7 ENSURING THE VITALITY OF SETTLEMENT AREAS

7.1 GROWTH STRATEGY AND SETTLEMENT HIERARCHY

7.1.1 There are three Settlement Areas within the Township with Sewage and Water Services; namely Coldwater, Washago, and Westshore, and five Rural Settlement Areas, namely Ardtrea, Fesserton, Marchmont/Bass Lake, Severn Falls and Port Severn. Lands designated Settlement Area are mapped on Schedule A to this Plan and the Settlement Area boundaries are mapped on all of the Official Plan Schedules. The land uses for each Settlement Area are provided on Schedules SA1 and SA2.

7.1.2 There is a hierarchy of Settlement Areas within the Township with the serviced Settlement Areas of Westshore and Coldwater being Major Settlement Areas and Washago being a Minor Settlement Area. All other non-serviced Settlement Areas are Rural Settlement Areas.

7.1.3 Growth and Development within the Township is to be primarily directed to the two Major Settlement Areas of Coldwater and Westshore.

7.1.4 Washago is a Minor Settlement Area. It is fully serviced but due to current servicing capacity, geographical, topographical, and environmental constraints, growth is not directed to Washago. Limited residential growth appropriate to the servicing capacity of the lands within Washago may be permitted.

7.1.5 The Rural Settlement Areas will continue to develop with a limited amount of growth that is appropriately scaled and capable of being supported by rural service levels.

7.1.6 Outside of Settlement Areas, a limited amount of growth and Development shall be permitted in accordance with the development policies of each designation including the applicable designations of the South of Division Road Secondary Plan Area.

7.1.7 To ensure that future Settlement Area expansion opportunities are not compromised, Development, including lot creation, is discouraged adjacent to or in close proximity to Settlement Area boundaries.

7.1.8 When considering identifying a new Settlement Area, or an expansion to the Settlement Areas of Coldwater, Westshore and Washago, the Township shall consider the following:

a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

b) If there is sufficient capacity in existing or planned Infrastructure and Public Service Facilities;

c) Whether the applicable lands comprise Specialty Crop Areas;

d) The evaluation of alternative locations which avoid Prime Agricultural Areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in Prime Agricultural Areas;

e) Whether the new or expanded Settlement Area complies with the Minimum Distance Separation Formulae;

f) Whether impacts on the Agricultural System are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment or equivalent analysis, based on provincial guidance; and

g) The new or expanded Settlement Area provides for the phased progression of urban development.

7.2 CREATING COMPLETE COMMUNITIES

7.2.1 The Major Settlement Areas of Coldwater and Westshore shall be the focus for a mix of land uses and these communities will strive to develop as Complete Communities.

7.2.2 Land use patterns within all Settlement Areas will reflect the efficient use of land and resources; optimize the existing and planned Infrastructure and Public Service Facilities; and support Active Transportation, and where appropriate, reflect any phasing of new Development in accordance with available or planned Infrastructure.

7.2.3 The Township will support and encourage general Intensification and Redevelopment within Settlement Areas, where appropriate and in keeping with servicing levels, to assist in planning for a range and mix of Housing Options and prioritizing planning and investment in the necessary Infrastructure and Public Service Facilities.

7.2.4 The Township will strive to improve the quality of life in existing communities by providing and/or enhancing sidewalks, trail connections, cycling infrastructure, and neighbourhood amenities where appropriate.

7.2.5 In considering proposals for new multi-unit development, the Township supports the inclusion of neighbourhood parks and recreation facilities and

connections to these facilities. Local parks and facilities are important community meeting places support healthy lifestyles.

7.2.6 The Township encourages a mix of residential unit types within Settlement Areas where appropriate.

7.3 SEWAGE SERVICING

7.3.1 The following hierarchy of sewage treatment servicing options, in order of preference, will be used to evaluate Development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:

a) Municipal Sewage Services;

b) Private Communal Sewage Services; or

c) Private Individual On-site Sewage Services.

7.3.2 Notwithstanding the above, the following exclusions from the servicing hierarchy will apply:

a) Within the Coldwater, Washago, and Westshore Settlement Areas identified on Schedule A of this Plan, all sewage treatment servicing shall only be by way of the existing or proposed Municipal Sewage Services. Where growth areas are delineated on Schedules SA1 and SA2 of this Plan, servicing shall be phased or staged in accordance with this Plan. Growth and allocation of servicing shall be staged in accordance with the numbering of the growth areas such that GA1 will proceed first, GA2 will proceed second, and so forth. However, this policy is not intended to commit Township Council to provide funding for the provision of Municipal Sewage Service treatment capacity or its collection system, nor approve Development until confirmation of sufficient Reserve Sewage System Capacity or collection system is available;

b) Notwithstanding the above, the use of private Individual On-site Sewage Services may be permitted within the Coldwater, Washago, and Westshore Settlement Areas to service existing lots of record and limited infill Development where the Municipal Sewage Services is not available planned or feasible, and it will not negatively impact the expansion of the Municipal Sewage Services or the extension of the municipal sewage collection system; and

c) The use of private Individual On-site Sewage Services for industrial Development will not be permitted in a serviced Settlement Area.

7.3.3 Development applications proposing the use of new Private Communal Sewage Services in accordance with the sewage servicing hierarchy of Section 7.3.1, will be reviewed by the Township and may be considered where:

a) Municipal Sewage Services are not available, planned or feasible for the area;

b) Site conditions are suitable for the long-term provision of such services with no negative impacts;

c) A detailed hydrogeological study and an engineering design report prepared by a qualified professional shall demonstrate that the system will operate satisfactorily with respect to impacts of the effluent from both a quality and quantity perspective;

d) Where the development of a Private Communal Sewage Services treatment system is proposed by a private developer, the costs related to the design and construction of the system shall be the responsibility of the developer and financial assurance shall be provided for capital improvements should repair or replacement of the system be necessary;

e) Notwithstanding the policies of this section, the Township may, in its sole discretion and in support of development in a settlement area, as part of the approval process, enter into agreements with the developer respecting the design, construction, operation, maintenance, and financial assurances of the system. Municipal ownership does not apply to sewage facilities which service single ownership commercial/industrial developments or condominium developments; and

f) Effluent criteria of the Private Communal Sewage Services treatment system shall be satisfactory to and meet the requirements of the Ministry of the Environment, Conservation and Parks.

7.3.4 Development on Municipal Sewage Services or Private Communal Sewage Services is only permitted if there is demonstrated sufficient Reserve Sewage System Capacity. If a review of the reserve capacity is

required to be completed by the Township, the cost associated with the review shall be borne by the applicant.

7.3.5 Individual On-site Sewage Services may be considered for Development applications where Municipal Sewage Services or Private Communal Sewage Services are not available, planned or feasible, in accordance with the policies of this Plan. The following policies shall apply to the development of private Individual On-site Sewage Services:

a) Private Individual On-site Sewage Services treatment systems shall be approved by the appropriate agency pursuant to the *Ontario Building Code Act* or the *Environmental Protection Act*.

b) Site conditions are suitable for the long-term provision of Private On-site Sewage Services with no negative impacts.

c) Individual On-site Sewage Services treatment systems adjacent to a County road shall comply with the County's requirements.

d) Prior to the approval of any Development application for five or more residential units or industrial and commercial developments generating sewage that proposes the use of private Individual On-site Sewage Services, a Hydrogeological Study in accordance with Provincial standards shall be submitted and have demonstrated to the satisfaction of the Township and other appropriate agency that the system will operate satisfactorily.

e) Development which can only be accommodated through a Holding Tank / Class 5 System under the Ontario Building Code or which would result in the inability to service a property without utilization of a Holding Tank / Class 5 System will not be approved.

f) Private Individual On-site Sewage Services within any Shoreline Designation shall be appropriately setback from the shoreline and shall, where possible and feasible, be setback 30 metres from the shoreline.

~~f)~~g) Feasible long-term plan to ensure there is local or regional capacity demonstrated for processing/receiving septage.

7.3.6 Partial services shall only be permitted where necessary to address failed Individual On-site Sewage Services in existing development, or within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Partial Services may be permitted in Rural Settlement Areas where new Development will be serviced by Individual On-site Water Services in combination with Municipal Sewage Services or Private Communal Sewage Services.

7.3.7 Development of Garden Suites, Additional Residential Units, or multi-unit residential developments may also be required to demonstrate sufficient Reserve Sewage System Capacity.

7.3.8 Individual On-site Sewage Services shall be designed, installed and operated in accordance with the standards of the *Ontario Building Code Act* or the *Environmental Protection Act*, as appropriate.

7.4 WATER SERVICING

7.4.1 The following hierarchy of water supply servicing options, in order of preference, will be used to evaluate any Development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:

a) Municipal Water Services;

b) Private Communal Water Services; or,

c) Individual On-site Water Services.

7.4.2 Notwithstanding the above, within the Coldwater, Washago, and Westshore Settlement Areas identified on the Schedules to this Plan, all water supply servicing shall only be by way of the existing or proposed Municipal Water Services.

7.4.3 Where lands fall within a Settlement Area identified on Schedule A and are serviced by Municipal Water Services, all Development shall be serviced from that facility. Where growth areas are delineated on Schedules SA1 and SA2 of this Plan, servicing shall be phased or staged sequentially in accordance with this Plan. The use of private Individual On-site Water Services may be permitted within the Coldwater, Washago, and Westshore Settlement Areas to service existing lots of record and limited infill Development where it will not negatively impact the expansion of the Municipal Water Services treatment system or the extension of the water distribution system. However, this policy is not intended to commit Council to provide funding for the provision of water supply, nor approve Development until water supply is available. The Township may consider the implementation and installation of water meters on all individual connections to a centralized Municipal Water Services supply system. The Township may also consider, where appropriate, the integration of its water

supply systems to improve the efficiency and operation of the systems.

7.4.4 Where lands fall within an existing development appropriately designated by this Plan and are serviced by Private Communal Water Services, they shall be serviced from that facility. However, this policy is not intended to commit Council to provide funding for the provision of water supply capacity, nor approve Development until Reserve Water System Capacity is available.

7.4.5 Private Communal Water Services, or extensions thereto, shall be designed in accordance with the Township's standards for communal water systems. Where the development of a Private Communal Water Service is proposed by a private developer, the costs related to the design and construction of the system shall be the responsibility of the developer. The Township may, as part of the approval process, enter into agreements with the developer respecting the design, construction, operation, and maintenance of the system.

7.4.6 Individual On-site Water Services may be considered for Development applications where Municipal Water Services or Private Communal Water Services are not available, planned or feasible, in accordance with the water servicing hierarchy of this Plan. Private wells shall be constructed in accordance with the *Ontario Water Resources Act.*

7.4.7 Prior to the approval of any Development application for five or more residential units or industrial and commercial developments that proposes the use of private Individual On-site Water Services, a Hydrogeological Study prepared by a qualified professional shall have demonstrated that such well(s) will provide sufficient quantity and quality of potable water without impacting adjacent wells.

7.5 STORM WATER MANAGEMENT

7.5.1 All commercial, industrial, institutional and residential (5 units or more) Development applications shall be supported by a Storm Water Management (SWM) report. The content and scope of the SWM report shall be determined through pre-consultation with Township staff. The requirement for a Storm Water Management Report (SWM) may also be waived through pre-consultation.

7.5.2 The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township and the appropriate agencies. The Report shall:

a) Provide recommendations on a storm water quantity system, which ensures that post-Development run-off rates will not be

greater than the pre-Development run-off rates for storms up to and including the Timmins storm event;

b) Document the possible impacts of development on watershed flow regimes, including their interconnection with groundwater resources;

c) Provide recommendations on how to maintain pre-Development water quality and improve run-off quality where appropriate;

d) Document the means by which storm water volume control will be provided; and,

e) Determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impacts of Development and risks to human health, safety, property, and the environment.

7.5.3 All storm water management facilities in a Plan of Subdivision shall be placed in an appropriate zone 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. Storm water management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township may be required as a condition of approval, to provide for their continued maintenance.

7.5.4 Any storm water management facility should be designed to conserve the landscape and natural features as much as possible and shall be naturalized using native species.

7.5.5 All storm water management facilities approved through a *Planning Act* application shall be conveyed to the Township at the developer's expense, free and clear of encumbrances.

7.5.6 The Township should consider undertaking storm water retrofit projects to meet the Severn Sound Remedial Action Plan target of a 20% reduction in phosphorus loading from storm water sources. Projects will be identified in cooperation with the Severn Sound Environmental Association and the County of Simcoe.

SECTION 8 CREATING A HEALTHY AND SAFE COMMUNITY

8.1 CREATING A HEALTHY COMMUNITY

8.1.1 Emerging evidence demonstrates that the built environment can have even greater health impacts on vulnerable populations including people with lower socioeconomic status, children, youth, older persons, and people living with disabilities. These differences in health impacts can result from unequal conditions or access to places to live, work, learn, shop for healthy foods, access safe places to play, or access to transit or active transportation networks. The built environment of the Township affects the overall health of the community in the following ways:

a) Community design and transportation planning can impact the quality of the air and water. Vehicle use and distances travelled all influence the amount of vehicle emissions, which are prime sources of air pollution affecting air quality and health. The design and layout of the built environment impacts water supplies and watersheds and should ensure enough greenspace to allow for a natural and safe hydrological system and ecosystem preservation. Community design can also impact the amount of land removed from active agricultural uses, or its natural state, both of which influence the health of residents.

b) The incidence of fatal and non-fatal injuries as a result of traffic collisions is closely related to vehicle kilometres travelled, automobile speed, traffic volumes, and the design of roadway networks, particularly where vehicles interact with non-motorized transportation modes.

c) The built environment can either facilitate or constrain the ability of residents to be physically active for either utilitarian or recreational purposes. This may contribute to increased rates of heart disease, stroke, diabetes, and some cancers in the population, as well as other negative impacts on mental health and well-being.

d) Skin cancer from exposure to ultraviolet radiation is increasing. Communities that are designed with sun safety in mind and that provide residents with natural and manmade structures for shelter from the sun can decrease health risks associated with sun exposure.

e) Access to safe, nutritious, affordable and personally acceptable food is considered a key component of health equity and contributes to residents' overall health, lowering their risk of many chronic diseases. Land use planning can have a profound impact on whether or not residents have ready access to sources of safe and healthy foods. Along with access, land use planning must also consider the protection and conservation of local food production capacity for the long-term sustainability of the local food system.

f) Certain characteristics of the built environment such as a range and mix of Housing Options, proximity to neighbours and the availability of places to gather can influence how residents feel about themselves and their connection to the community. These characteristics can also have a profound impact on the cohesiveness of a community and the creation of social capital. Residents' mental health and overall capacity to "age in place" are both health considerations that are influenced by the level of social cohesion in a community.

8.1.2 As an objective of this Plan, the Township will endeavour to ensure that its growth and community development and the built form that derives from the land use designations and zoning bylaw, have a positive impact on creating a healthy community and healthy residents.

8.2 PARKLAND DEDICATION AND ACQUISTION

8.2.1 In order to ensure that all types of open spaces can be made available within the Township's Settlement Areas, the Township will strive to achieve a standard of 2 hectares of open space per 1,000 persons.

8.2.2 As a condition of any division of land, the Township shall require that land be dedicated to the Township for park or recreational purposes, as prescribed in the *Planning Act*. The Township shall only require parkland dedication where there is a net increase in the number of residential dwelling units or the number of new employment lots.

8.2.3 The Township will require parkland dedication from Development/Redevelopment and on plans of subdivision in accordance with the following:

a) Five (5%) percent of the land within a residential development, or the alternate rate of 1.0 hectare of land per 600 dwelling units as parkland, whichever is greater.

b) Two (2%) percent of the land within industrial/commercial

development shall be dedicated as parkland.

c) All other uses shall provide a parkland dedication of five (5%) percent of the land that is subject to development.

d) While the dedication of parkland is preferred, Council may accept cash-in- lieu of the required parkland dedication to the value of the land in accordance with the above land requirements. Where the alternate residential rate is used, cash-in-lieu shall be calculated at a rate of 1.0 hectare per 600 dwelling units.

e) All lands dedicated to the Town shall be conveyed in a physical condition satisfactory to the Town.

8.2.4 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. The Township is not obligated to accept lands with environmental or other constraints as the satisfaction of the parkland dedication of the *Planning Act*.

8.2.5 The Township may reject lands proposed for park dedication under the *Planning Act* and will accept in lieu thereof a cash payment equal to the value as prescribed by the *Planning Act*. Such monies shall be placed in a special parkland fund to be used solely for purposes permitted in accordance with the *Planning Act*.

8.2.6 Notwithstanding the policies contained herein, the Township may choose a combination of land, cash and/or the equivalent park upgrades in lieu of a cash payment.

8.2.7 Parkland dedication may not be required when the Township considers agricultural related consent applications including but not limited to the severing of surplus farm dwelling units as part of a farm consolidation.

8.2.8 The Township shall enact a cash-in-lieu of parkland by-law that prescribes how cash-in-lieu of parkland is to be calculated and collected.

8.3 COMMUNITY FACILITIES

8.3.1 Infrastructure is permitted in any land use designation.

8.3.2 All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the *Power Corporation Act*, by Hydro One Networks Inc. or Ontario Power Generation or its subsidiaries, such as transmission lines, transformer stations and

distributing stations, shall be permitted within all land use designations throughout the Township, provided that such development satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act, and any other relevant statutes.

8.3.3 Township and other government or Public Service Facilities, including but not limited to fire stations, work garages, paramedic stations, municipal buildings, libraries, schools, public recreation facilities and major parks, should be co-located in community hubs where possible, and will be placed in the Community Use designation and zoning accordingly in the implementing Zoning By-law.

8.3.4 Preference for location for Public Service Facilities should be provided for within the designated Settlement Areas, to facilitate cost-effective service delivery and access to the Township's population concentration.

8.3.5 Schools and major institutions are encouraged to be located within Settlement Areas and placed in the Community Uses designation.

8.3.6 Prior to development of new Public Service Facilities, consideration of adaptive re-use and/or co-location with existing facilities should be considered wherever feasible.

8.4 COMMUNITY SAFETY

8.4.1 The Township supports the development of safe communities' initiatives including the development of safe transportation networks, pedestrian friendly streetscapes and road crossings and safe lighting.

8.4.2 Community safety initiatives are encouraged to be implemented in existing developed areas and through the design and review of new development proposals.

8.4.3 Under the Province's *Safer Ontario Act*, 2018 municipalities are required to develop a Community Safety and Well-being Plan using the provincial government's Community Safety and Well-Being Framework. A Community Safety and Well-Being Plan aims to create the community conditions where:

a) Everyone is safe and has a sense of belonging;

b) Everyone has access to services; and

c) Individual and families can meet their needs for education, health care, food, housing, income, and social and cultural expression.

8.4.4 The Township, together with its partner municipalities of City of Orillia,

Township of Oro-Medonte, and Ramara Township, developed the Couchiching Area Community Safety and Well-Being Plan. The Couchiching Area Community Safety and Well-Being Plan identifies four local social development priorities as follows:

a) Improve mental health and addictions services;

b) Improve access to vital services;

c) Enhance services that support employability; and

d) Strengthen the health of our community by nurturing social connectedness.

8.4.5 This Plan will support the implementation of the Couchiching area Community Safety and Well-Being Plan by addressing the need for housing that is affordable and attainable and support residents so they may remain housed. Further, by identifying ways to improve access to services in the Township by focusing on availability, accommodation, accessibility and acceptability across all service delivery organizations.

8.5 HAZARDS

8.5.1 NATURAL HAZARDS

8.5.1.1 FLOOD PLAINS & FLOOD PRONE AREAS

a) In 1980, the former Village of Coldwater had flood line mapping completed and established a regional flood elevation (Timmins Storm) (Flood Prone). In 1994 flood line mapping was also completed for the Severn River (Flood Plain). Schedule F of the Plan identifies the Flooding Hazard areas within the Township. Flood prone areas within Coldwater have been identified together with the flood way and flood fringe (Two-Zone) mapping on the Severn River and are shown in the implementing Zoning By-law.

b) The implementing Zoning By-law will specify minimum flood elevations for new development within the community. In this Plan, the Flooding Hazard line is determined in accordance with the Definition found in Section 18. In view of the absence of detailed mapping, Council shall seek the technical assistance of the Ministry of Natural Resources and Forestry (MNRF) and Severn Sound Environmental Association (SSEA) and shall use the boundaries of the Environmental Protection and Greenlands designations delineated on the Schedules to this Plan as a general guideline in the preparation of the Zoning By-law and the assessment of development proposals.

c) Due to the Flooding Hazard of some areas along the shoreline of Georgian Bay, Matchedash Bay, Severn River and Lake Couchiching, flood plain calculations will be required for Development proposals and implemented in the Zoning By-law. The Zoning By-law will include flood proofing elevation requirements and setback requirements for new Development and/or Redevelopment.

d) The Flooding Hazard of the shoreline areas may limit Development in some areas. Additional detailed Floodplain mapping may be completed in accordance with the Provincial Technical Guidelines to the satisfaction of MNRF, Severn Sound Environmental Association and the Township Council, which then will be incorporated into this Plan by an Official Plan Amendment.

e) Development and Site Alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of Flooding Hazards or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the Development and the natural hazard. Development and Site Alteration shall also not be permitted within a Floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

f) Where the Two-Zone Concept for Flood Plains is applied, Development and Site Alteration may be permitted in the Flood Fringe, subject to appropriate flood- proofing to the Flooding Hazard elevation or another Flooding Hazard standard approved by the Province.

g) Further to the Two-Zone Concept, Development and Site Alteration may be permitted in those portions of Hazardous Lands and Hazardous Sites, where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:

h) Development and Site Alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;

   i. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

   ii. New hazards are not created and existing hazards are not aggravated; and

iii. no adverse environmental impacts will result.

i) Whenever any flood control or other similar works are undertaken which result in significant changes to the boundaries of a Greenlands or Environmental Protection designation, such changes shall be incorporated on the Schedules to this Plan by Amendment to this Plan.

8.5.2 WILDLAND FIRES

a) Wildland fires, also referred to as wildfires or forest fires, are the second most frequent type of reported natural disaster, next to flooding. When development expands into forested areas (known as the wildland-urban interface), the manner in which Development occurs affects the level of risk to human life that is associated with wildland fire. With almost 70% of the Township land base being part of the Natural Heritage System, there is the potential risk of wildland fires in the municipality.

i. 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. Development may be permitted in lands with Hazardous Forest Types for Wildland Fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

ii. The Township shall develop, with the assistance of the County and the Province and in accordance with the Wildland Fire Risk Assessment and Mitigation Reference Manual (2017) or its replacement, screening maps that will be used by Township Staff in the Pre-Submission Consultation process to identify areas of Level 1 and Level 2 risks and to determine the planning and policy requirements with respect to the identified risk of wildland fires.

iii. The Township may request an assessment undertaken by a qualified professional during the appropriate time of year and using accepted protocols to determine the wildland fire risk and required mitigation measures where Development is proposed in areas identified as high risk or areas that need evaluation identified by the Province or Township or in other areas where the potential for wildland fire risk is unknown or has been identified through other documentation and/or site inspection.

iv. Mitigation measures to support Development in areas shall not negatively impact the natural heritage features and areas or ecological functions identified in this Plan or the required shoreline buffer.

8.5.2.1 HAZARDOUS SLOPES

The following policies shall apply to Development proposed in association with steep slopes:

a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.

b) Development shall be sufficiently setback from the top of bank of hazardous slopes. The implementing Zoning By-law shall establish a setback for development from the top and toe of bank of hazardous slopes.

c) The following information shall be required for Planning Act applications to reduce the required setback:

i. The location of the top and/or toe of slope has to be established by a qualified professional; and,

ii. A slope stability analysis completed by a professional engineer regarding the location of the new development and its possible impact may be required. Factors to be considered in this assessment include, but are not limited to:

- Soil type and groundwater patterns;
- Vegetation type and cover;
- Severity of slope; and,
- Nature of development.

8.5.2.2 COASTAL HAZARD ON GEORGIAN BAY

New Development proposed along the shoreline of Lake Huron/Georgian Bay 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 or Bay. 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.

8.5.3 HUMAN-MADE HAZARDS

8.5.3.1 CONTAMINATED SITES

8.5.3.1.1 Potentially Contaminated Sites include lands, buildings and structures where the condition of the property and the quality of the soil or groundwater, as a result of current or past land use practices, may have the potential for adverse effects to human health or the natural environment.

8.5.3.1.2 The objectives of this section are as follows:

a) To outline the Township's polices respecting the identification of land uses where contamination may have occurred or is occurring.

b) To outline the Township's requirements for site assessment and clean up prior to the granting of planning approvals.

c) Ensure, in co-operation with the Province and the County that contaminated soil and groundwater do not create a hazard for the health of the natural environment or for human health.

8.5.3.1.3 Contaminated sites shall be remediated, as necessary, prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

8.5.3.1.4 The Township may require applications for planning approval for residential development to be supported by a Phase I Environmental Site Assessment (ESA) completed in accordance with Ontario Regulation 153/04. The Phase I ESA will document the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site. The requirement for the Phase I ESA to form part of a "complete application" will be determined in consultation with Township staff.

8.5.3.1.5 The Township may require applications for planning approval for non-residential development to be supported by a Phase I ESA completed pursuant to Ontario Regulation 153/04, where available information including the Township or County's Contaminated Sites Inventory, indicates a potential for environmental contamination on the property. The requirement for the ESA to form part of a "complete application" will be determined in consultation with Township staff.

8.5.3.1.6 The Township will require a Phase II ESA that has been completed in accordance with Ontario Regulation 153/04 to be undertaken where the Phase I ESA reveals that the site may be contaminated. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or

confirm the absence of contamination. The requirement for the Phase II ESA to form part of a "complete" application will be determined in consultation with Township staff.

8.5.3.1.7 Prior to planning approvals for plan of subdivision/condominium, site plan, and consent applications from the Township for residential Development or where the application is for a change of use to a more Sensitive Land Use than the site's previous land use, and where the Phase I and II ESA's reveal the site is or may be contaminated, the applicant shall provide a Record of Site Condition in accordance with the "Guideline for Use of Contaminated Sites in Ontario" and as it may be amended from time to time. The Record of Site Condition shall be acknowledged by the Province and registered in the Brownfield Registry, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and MECP acknowledgment shall be provided to the Township.

8.5.3.1.8 Where the Township is to be deeded land for public highways, road widening, parkland, storm water management facilities or any other public use, the Township will require, as a condition of the transfer, a Record of Site Condition and acknowledgement from the Province to ensure that the lands have been properly remediated, where required.

8.5.3.1.9 The Township will require that a Record of Site Condition, acknowledged by the MECP be submitted for Development applications on sites where there is a gas station with a license to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Township will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a Township road or other municipal lands, the Township will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the *Environmental Protection Act* be implemented to the satisfaction of the Township prior to the issuance of a building permit.

8.5.3.1.10 In managing Development on *potentially* contaminated sites, the Township should:

a) Identify and inventory those lands that are suspected or known to be contaminated;

b) Inform the applicant as part of any consultation meeting and prior to the receipt of an application for Development of any such site where contamination could be problematic given the nature of the proposed use(s);

c) Secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is

carried out in accordance with this Plan.

8.6 FOOD SECURITY

8.6.1 Access to safe, nutritious, affordable and personally acceptable food contributes to residents' overall health, lowering their risk for many chronic diseases. Protecting and conserving agricultural land and water is essential for food production and a sustainable food system that meets the health and nutrition needs of residents. A sustainable food system provides a fair living for growers and processors, and promotes local self-reliance and environmental sustainability. Policies that enhance food access and support a healthy local food system that includes food production, processing, distribution, marketing/retail, consumption and waste disposal components contribute to the long-term health and well-being of a community.

8.6.2 The Township shall endeavour to ensure that healthy food is available in every area and community.

8.6.3 The Zoning By-law shall include mixed-use zones to facilitate the inclusion of small and medium sized food retailers, such as grocery stores, mobile food vendors and farmers' markets close to new and existing residential areas, particularly those areas that are underserved and within the identified and designated Settlement Areas.

8.6.4 The implementing Zoning By-law should allow Urban Agriculture initiatives such as community gardens, edible landscaping and roof top gardens in residential, commercial, and institutional designations (e.g. health, cultural, and municipally owned facilities, places of worship and schools).

8.6.5 Land use designations within the designated Settlement Areas will allow for the development of small-scale food processing facilities and distribution centres (e.g. community kitchens, food co-ops and community food centres).

8.6.6 The Township shall protect and conserve land and water for use in the growing and production of food as part of a sustainable local food system.

8.6.7 Land use designations and transportation plans shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of agricultural importance and potential, and preserving rural and cultural landscapes.

8.6.8 The implementing Zoning By-law shall allow for a diversity of Agricultural Uses such as hoop-houses, greenhouses, orchards and locally oriented market gardens requiring a variety of farm sizes, including smaller farms.

8.6.9 The implementing Zoning By-law shall allow for small-scale home industries and home occupations, including food-based enterprises that are supportive of agricultural activities.

8.6.10 The implementing Zoning By-law shall allow for the development of distribution and/or processing centres (such as a regional food hub) and agricultural product warehouses within Settlement Areas, Employment Areas or in rural areas that do not remove lands from production and do not impact the function of the Agricultural System, that support the collection, distribution and marketing of local food products.

8.7 WASTE MANAGEMENT

8.7.1 The County is the Township's service provider for solid waste disposal. There are seven Waste Management Sites, including active or closed site, within the Township, designated Waste Disposal on Schedules B and C, and as mapped on Schedule F to this Plan. Matchedash Waste Facility is owned by the County of Simcoe and operates as a waste transfer and processing station. 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.

8.7.2 Waste Management Sites, and land uses within their vicinity, shall be located and designed in accordance with the *Environmental Protection 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 Management Site Policies of this Plan.

8.7.3 The objectives of this Plan regarding Waste Management are to:

a) Encourage reduction, reuse, and recycling of household and construction waste; and,

b) Protect the health and safety of residents and the community from the potential adverse effects of Waste Disposal Site activities by restricting or controlling development in proximity to Waste Disposal Sites.

8.7.4 The County is responsible for the development, operation, monitoring, maintenance and rehabilitation of County owned and operated Waste Disposal Sites. Policies with respect to the County sites are contained within the County of Simcoe Official Plan.

8.7.5 The Township and private owners are responsible for the development, operation, monitoring, maintenance and rehabilitation of their respectively owned Waste Management Sites in accordance with applicable legislation.

8.7.6 The D-4 Assessment Areas are where landfilling related impacts may be present at Waste Management Sites.

8.7.7 Sensitive land uses are not normally permitted within the D-4 Assessment area of an active waste disposal site. Sensitive land uses generally include, but are not limited to, permanent structures where people sleep or are present on a full-time basis or where animals are housed or pastured; however, the precise definition is as defined by the Province's D-4 Guideline. The D-4 Guideline shall provide guidance as to any exceptions permitted.

8.7.8 The area of influence related to County owned Waste Management Sites shall be determined by the County in consultation with the Province or in the case of private sites, the Township shall consult with the Province directly.

8.7.9 Where development is proposed within a D-4 Assessment Area of a County owned Waste Management Site, the policies of the County Official Plan shall apply.

8.7.10 Where development is proposed within a D-4 Assessment Area on Schedule F of this Plan of a Township or private Waste Management Site, the Township will require a D-4 Study in accordance with the D-4 Guidelines from the Province. Such a Study may address matters including but not limited to:

a) The impact of any potential 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) Any mitigation or monitoring required.

8.7.11 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.

8.7.12 The D-4 Study is intended to address these matters and other items outlined in the Province's D-4 Guideline, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.

8.7.13 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.

8.7.14 All lands within the D-4 Assessment Area 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 new or enlarged buildings or structures within the assessment area shall not occur until the D-4 Approval Authority has confirmed that:

a) The applicant has submitted a D-4 Study prepared by a qualified professional;

b) The D-4 Study has been peer reviewed, at the expense of the applicant, by a qualified consultant in consultation with the Province;

c) For lands within the D-4 Assessment Area of a County-owned Waste Management Site, all of the studies required by the County of Simcoe 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; and,

d) Any recommendations made in the D-4 Study, and any other applicable study, are implemented.

8.7.15 In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use in a D-4 Assessment Area or for a new or expanded Waste Management Site, appropriate studies dealing with the matters set out above shall be submitted with the application.

8.7.16 An Amendment to this Plan will be required for a new or expanded Waste Management Site.

8.7.17 Where the Ministry of Environment, Conservation and Parks identifies that a Waste Management Site may be removed or must be added to the schedules of this Plan, amendments to this Plan are not required.

8.7.18 A modification to the fill area of a closed Waste Management Site or reduction to the D-4 Assessment Area by the Province also does not require an Amendment to this Plan.

8.8 CANNABIS

8.8.1 AGRICULTURAL CANNABIS PRODUCTION

8.8.1.1 A Federally licensed agricultural cannabis growing operation may be permitted in the Agricultural and Rural designations on existing agricultural lands subject to the requirements of the Zoning By-law and Site Plan Control.

8.8.1.2 Before approval of Site Plan Control, the Township shall be satisfied that:

a) The growing of cannabis will occur solely outdoors on the subject property;

b) The growing of cannabis shall not be permitted in a hoop house, greenhouse or building within the Agricultural, Rural or Greenlands designations;

c) The use has been sited and designed in such a way as to address and/or mitigate any nuisance effects, as regulated by and subject to the guidelines of the Ministry of the Environment, Conservation and Parks;

d) Appropriate water, sewage and fire protection services can be provided;

e) The agricultural and rural character of the area will be preserved and may require the use of buffering and screening;

f) The use will not create a traffic hazard and can be appropriately serviced by transportation infrastructure;

g) Drainage is appropriately addressed;

h) The use has regard for adjacent sensitive land uses and that the impacts of odour, light, noise, dust, disposal of plant waste, and security are appropriately mitigated;

i) The lot size is appropriate for the proposed size of the operation; and

j) There shall be no packaging, value added processing, destruction of product or other processing related activity beyond the outdoor

growing of product.

8.8.2 INDUSTRIAL CANNABIS PRODUCTION FACILITY

8.8.2.1 A Federally licensed industrial cannabis production facility may be permitted in the Settlement Employment, Industrial and Highway Employment designations subject to the requirements of the Zoning By-law and Site Plan Control.

8.8.2.2 Before considering a Zoning By-law Amendment and/or Site Plan Control approval for a licensed industrial cannabis production facility, the Township shall be satisfied that:

a) The growing and processing of cannabis occurs solely indoors;

b) The facility has been sited and designed in such a way as to address and/or mitigate any nuisance effects, as regulated by and subject to guidelines of the Ministry of the Environment, Conservation and Parks;

c) Appropriate water, sewage and fire protection services can be provided;

d) The character of the area will be preserved and may require the use of buffering and screening;

e) The facility will not create a traffic hazard and can be appropriately serviced by existing or proposed transportation infrastructure;

f) Drainage is appropriately addressed;

g) The facility has regard for adjacent sensitive land uses and that the impacts of odour, light, noise, dust, disposal of plant waste, and security are appropriately mitigated;

h) The lot size is appropriate for the proposed size of the operation; and

i) Shall be subject to Site Plan Control.

SECTION 9 SUSTAINABLE TRANSPORTATION

9.1 INTRODUCTION

9.1.1 The Transportation network within the Township is widespread and varied. It includes a hierarchy of roads, including Provincial Highways, County Roads, Township Roads (arterial, collector and local) and private roads. The Township also hosts various trails and opportunities for active transportation and recreational pursuits within the Township. The County of Simcoe provides a regional transit system, which includes connection to/within the Township of Severn.

9.1.2 The policies of this Plan provide protection for these Transportation Systems, as well as opportunities to enhance and diversify the modal choices within the existing Transportation network.

9.1.3 Land Use abutting the Township's road network, including but not limited to entrances, is the jurisdiction of the applicable road authority, as well as the Township. Each class of road hosts differing requirements.

9.1.4 When designing and reconstructing the public road network, consideration will be given to the means in which to balance the needs of all road users, including pedestrians, cyclists, transit and vehicles. Pedestrian sidewalks and trails within road allowances are to be encouraged whenever feasible. This Official Plan establishes a Complete Streets policy in Section 12 and the policies of this section must be read in conjunction with the Complete Streets approach.

9.1.5 The Transportation network is mapped on Schedule E to this Plan. Schedule E to this Plan will be updated, without Amendment to this Plan, on the completion of the Transportation Master Plan update pursuant to the Municipal Class Environmental Assessment (MCEA) (October 2000, as amended in 2007 and 2011), which is approved under the *Ontario Environmental Assessment Act*.

9.1.6 It is a Township policy that each community and new development have a minimum of two road accesses to ensure better connectivity, better distribute traffic volumes, and to ensure emergency vehicle access in the event that one of the two routes is closed. Where dead ends and/or unopened road allowances have occurred in existing neighbourhoods and communities, it is a goal of this Plan to eliminate the dead ends and connect roadways to improve connectivity for all modes of transportation including pedestrian and cycling networks, where appropriate. Prior to a decision to eliminate a dead end or connect two roads along an unopened road allowance, Council shall consult with the adjacent community with respect

to the reasons and rationale for the proposed connection. The proposed connection must show that the resulting streetscape is appropriate to the character of the area, minimizes impacts on abutting properties, while at the same time serving the anticipated traffic volumes and/or pedestrian and cycling activity. No Amendment to the Plan shall be required to implement such a modification to the existing road network to eliminate dead ends and/or connect roadways along an existing unopened road allowance. In addition to meeting the policies of this Plan, all proposed new road connections must meet the requirements of the Municipal Class Environmental Assessment (MCEA) 2015 or as updated and amended.

9.1.7 Road right-of-way widths shall be determined in accordance with the Township's Transportation Master Plan, as amended and updated.

9.2 OBJECTIVES

a) To facilitate the movement of both people and goods to and from various communities within the Township and to and from adjacent municipalities;

b) To ensure that new Development does not create a traffic hazard;

c) To ensure appropriate right-of-way widths for all existing and proposed roads;

d) To require a minimum of two road access points for all new residential developments where required or where the development exceeds 50 units;

e) To restrict Development on Unassumed Roads;

f) To restrict Development on private roads and individual rights-of-way, unless an agreement on services is registered on title;

g) To encourage Active Transportation, such as cycling and walking, within Settlement Areas, as well as other appropriate areas; and,

h) To support the County of Simcoe's multimodal transportation system initiatives.

9.3 HIGHWAYS AND COUNTY ROADS

9.3.1 Provincial Highways and County of Simcoe roads function as roads that serve a regional function by carrying travelers through the Township. These roads also service the Township as they provide connections

between communities and destinations within the Township.

9.3.2 In addition to the applicable municipal requirements, all proposed Development located adjacent to and in the vicinity of a provincial highway within Ministry of Transportation Ontario's (MTO) 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. All areas of 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 will be discouraged and often prohibited.

9.3.3 County Roads traverse through Washago, Severn Falls, Coldwater, and Fesserton. Access to County Roads outside of these Settlement Areas will be restricted in accordance with County of Simcoe Policy, by-laws and guidelines. County Roads are classified as Arterial Roads by this Official Plan.

9.3.4 Outside of Settlement Areas, County of Simcoe entrance permits may generally be obtained for approved uses on existing lots if no entrance currently exists and if safety and drainage can be adequately addressed to the satisfaction of the County. New entrances shall generally not be permitted to individual residential lots on County Roads if the lot was created after June 30, 1996, unless otherwise approved by the County.

9.3.5 Within Settlement Areas, County entrance permits to individual lots may be permitted, subject to safety and drainage being adequately addressed to the satisfaction of the County.

9.3.6 When considering development within Settlement Areas, transit and active transportation routes along County Roads may be required.

9.3.7 Reverse lotting along County Roads is discouraged. Where multi-lot development backing onto County Roads is considered and is necessary, landscaping features along the County Road will be required.

9.3.8 Notwithstanding the entrance permissions provided for in this Plan or in the policies, by-laws and guidelines of the County, access to development shall be provided from a Township municipal road where feasible and not from a County Road. Exceptions for mineral aggregate operations will be provided.

9.3.9 When considering new entrances or new roads onto County Roads, or development in the vicinity of County Roads, the County of Simcoe may require, to their satisfaction, the following:

a) Land dedication for applications on lands abutting County Roads for matters which may include but not be limited to expansions for active transportation routes or transit, extra lanes, sight triangles, sidewalks, engineering works, infrastructure and/or landscaping;

b) A traffic impact analysis;

c) Noise attenuation;

d) Storm water management analysis;

e) Site Plan Control (where applicable in accordance with the *Planning Act)* and/or,

~~d)~~ Any other items in accordance with the requirements of the County Entrance By-law regulating access to County Roads.

9.3.10 Entrances serving home occupations, industry or businesses located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of a permit, the Ministry of Transportation 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, the Ministry of Transportation will not support a future severance that would result in separate entrances for the business and the retained parcel.

9.3.11 Provincial Highways are under the jurisdiction of the Ministry of Transportation Ontario and will 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. In support of the provincial highway system the following policies shall apply:

a) Where development is proposed in the vicinity of a Provincial Highway or interchange, the MTO shall be consulted. 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.

b) Direct access to Provincial Highways shall not be permitted except as authorized by the MTO.

c) 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.

d) 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, or other measures required by the MTO in the vicinity of a Provincial Highway shall be provided by the proponent of the development.

9.4 TOWNSHIP ROADS

The Township contains a hierarchy of roads and road allowances which are categorized as follows:

a) Arterial Roads

b) Collector Roads;

c) Local Roads;

d) Unassumed Roads; and

e) Private Roads.

9.4.1 ARTERIAL ROADS

9.4.1.1 These are roads that collect traffic from local roads and carry that traffic to County Roads and the Provincial Highway system.

9.4.1.2 Arterial Roads are under the jurisdiction of the Township and will 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. It is the intent of this Plan to direct through-traffic and major traffic volumes that are not accommodated by the Provincial Highways and the County Roads to Township Arterial Roads, wherever possible.

9.4.1.3 Direct access to abutting properties along Township Arterial Roads will be restricted wherever possible. Access by means of a combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.

9.4.1.4 A right-of-way width of up to 30 metres may be required for Township Arterial Roads. Where Development is proposed abutting a Township Arterial Road, any widenings, sight triangles or other dedications required by the Township shall be provided by the landowner as a condition of approval.

9.4.1.5 Reverse lotting along Arterial Roads shall not be permitted for new multi-unit or multi-lot residential Development, unless it is demonstrated to the satisfaction of the Township that the development will still be in keeping with the community design policies of this Plan and any related design guidelines.

9.4.1.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to development in the vicinity of an Arterial Road shall be provided by the proponent of Development as a condition of approval.

9.4.1.7 Within Settlement Areas, Arterial Roads will generally be developed to an urban standard, with sidewalks on both sides of the street. Outside of Settlement Areas, Arterial Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Arterial Roads, wherever feasible and appropriate, to promote active transportation, pedestrian-oriented and Complete Streets within Settlement Areas, and public health and safety.

9.4.1.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Arterial Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the

requirements for development in the vicinity of an Arterial Road are satisfied.

9.4.1.9 Arterial Roads shall be constructed to a standard that does not have seasonal load restrictions.

9.4.2 COLLECTOR ROADS

9.4.2.1 These roads connect neighbourhoods and distribute traffic to and from arterial roads.

9.4.2.2 Township Collector Roads are under the jurisdiction of the Township and will be planned and designed for their dual functions of facilitating traffic-movement and providing direct access to adjacent land uses by collecting traffic from Local Roads and from properties adjoining Collector Roads and distributing the traffic to other roads in the hierarchy. It is the intent of this Plan to direct lighter traffic volumes to Township Collector Roads than that carried by Township Arterial Roads, County Roads and Provincial Highways.

9.4.2.3 Direct access to abutting properties along Township Collector Roads will be permitted except where access can be provided from a Local Road 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.

9.4.2.4 A right-of-way width of up to 25 metres may be required for Township Collector Roads, except in areas where a 20 metre right-of-way width is sufficient in low traffic volume areas or in built-up areas where achieving a 25 metre right-of- way width is unfeasible or impractical due to existing building locations or the number of properties involved. Where Development is proposed abutting a Township Collector Road, any widenings, sight triangles or other dedications required by the Township shall be provided and facilitated by the landowner.

9.4.2.5 Reverse lotting along Township Collector Roads shall not be permitted for new multi-unit or multi-lot residential Development, unless it is demonstrated to the satisfaction of the Township that the Development will still be in keeping with the community design policies of this Plan and any related design guidelines.

9.4.2.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to development in the vicinity of a Township Collector Road shall be provided by the proponent of the Development in the vicinity of a Township Collector Road.

9.4.2.7 Within Settlement Areas, Township Collector Roads will generally be developed to an urban standard, with sidewalks on both sides of the street. Outside of Settlement Areas, Township Collector Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Township Collector Roads, wherever feasible and appropriate, to promote active transportation, pedestrian-oriented and complete streets within Settlement Areas, and public health and safety.

9.4.2.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Township Collector Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the requirements for Development in the vicinity of the Road shall be provided by the proponent of Development as required by the Township.

9.4.3 LOCAL ROADS

9.4.3.1 Local roads are those roads that carry traffic from the Provincial and County Road system and from the Arterial or Collector Roads to individual properties.

9.4.3.2 Local Roads are under the jurisdiction of the Township and will be planned and designed for their primary function of facilitating and providing direct access to adjacent land uses. It is the intent of this Plan to discourage through traffic, major traffic volumes and major goods movement on Township Local Roads.

9.4.3.3 Direct access to abutting properties along Township Local Roads will be permitted and shall be subject to Township approval of driveway locations, widths, spacing and other parameters. Access by means of a combined driveway will be encouraged wherever possible, and the number of driveways shall be minimized.

9.4.3.4 A right-of-way width of up to 20 metres may be required for Township Local Roads, except that a reduced right-of-way width may be permitted, subject to Council approval, for new residential Development where the Township is satisfied that snow storage and removal, servicing and utilities, County waste collection access is maintained, access for maintenance and repair of the road and services, pedestrian and cycling safety, emergency access, landscaping, off-street parking, and on-street parking, where permitted, are addressed. Where Development is proposed abutting a Township Local Road, any widenings, sight triangles or other dedications required by the Township shall be provided and facilitated by the landowner without cost to the municipality.

9.4.3.5 Reverse lotting along Local Roads shall not be permitted for new multi-unit or multi-lot residential development.

9.4.3.6 Any road, intersection or drainage improvements, noise attenuation, tree planting, landscaping or other measures required by the Township related to Development in the vicinity of a Local Road shall be provided by the proponent of development in the as required by the Township.

9.4.3.7 Within Settlement Areas, Township Local Roads will generally be developed to an urban standard, with sidewalk on one side of the street. Outside of Settlement Areas, Township Local Roads will generally be developed to a rural standard. The Township will consider opportunities for pedestrian and cycling facilities along Township Local Roads, wherever feasible and appropriate, to promote active transportation, pedestrian-oriented and complete streets within Settlement Areas, and public health and safety.

9.4.3.8 The Zoning By-law may establish minimum setbacks to the limit of the existing or planned right-of-way of Township Local Roads. The Township may impose conditions of approval, apply holding provisions in the Zoning By-law, and/or enter into agreements with landowners to ensure the requirements for Development in the vicinity of a Local Road shall be provided by the proponent of Development as required by the Township.

9.4.4 UNASSUMED ROADS

9.4.4.1 Unassumed Roads are Township-owned rights-of-way that are neither opened nor assumed by the Township.

9.4.4.2 No development is permitted on Unassumed Roads unless otherwise permitted through an existing agreement or as approved by Council.

9.4.4.3 It is not a policy of this Plan that Unassumed Roads be upgraded by the Township.

9.4.4.4 Subject to the applicable sections of the *Municipal Act*, in situations where landowners on an Unassumed Road request that the Township assume the Unassumed Road, the following criteria shall be met before the Township considers the assumption of the road:

a) The road to be assumed has direct access to a public road maintained year-round;

b) The Unassumed Road shall be brought up to an appropriate standard, acceptable to the Township, including for County waste management collection purposes, and at no cost to the municipality;

c) A road construction agreement between the owner(s) and the Township shall be required at no cost to the municipality; and

d) The lot(s) adjacent to the Unassumed Road be properly rezoned.

9.4.4.5 The classification of an upgraded Unassumed Road may be modified on Schedule E, without the requirement for an Official Plan Amendment.

9.4.5 PRIVATE ROADS

9.4.5.1 Private roads are lanes, easements, roads or rights-of-way maintained by private individuals or Condominium Corporations or Road Associations, which service more than one property. It is the policy of the Township to limit new lot creation on private roads or individual rights-of-way to infill developments that do not extend the private road, unless the extension of the private road is in a Plan of Condominium. Private roads may be extended to provide vehicle access to existing water access properties. Appropriate easements and maintenance approvals may be required.

9.4.5.2 For the purpose of this Plan, the local road policies shall apply to Condominium Roads. A reduced right–of-way width of nine metres may be permitted on a Condominium Road provided there is a maintained and travelled right-of-way of at least six metres in width and clearance height.

9.4.5.3 Development on vacant lots of record existing at the date of the adoption of this Plan shall be subject to Site Plan Control or Development Agreement. It is not the intent of this Plan to control the siting of building or structures on the lot, unless it is deemed by the Township that issues relating to buffering, building placement and/or drainage should be dealt with in the context of a Site Plan Agreement.

The Site Plan Agreement or Development Agreement shall contain wording that indicates that:

a) The owner acknowledges and agrees that the lot in question does not front on an improved public road;

b) The owner acknowledges and agrees that the Township does not, or is not, required to maintain or snow plow the said road or street;

c) The owner acknowledges and agrees that the Township will not take over or assume a private road or street as a Township public road or street unless it has been built according to an appropriate road standard; and,

d) 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.

9.4.5.4 Subject to the applicable sections of the *Municipal Act*, in situations where all landowners on a Private Road request that the Township assume the Private Road, the following criteria shall be met before the Township considers the assumption of the road:

a) The road to be assumed has direct access to, a public road maintained year-round;

b) The Private Road shall be brought up to an appropriate standard, acceptable to the Township, including for County waste management collection purposes, and at no cost to the Township;

c) A road construction agreement between all landowners and the Township shall be required at no cost to the Township;

d) The lots adjacent to the Private Road be properly rezoned, if required;

e) Agreement on the potential for a need to change the addressing for 911 Emergency response.

9.4.5.5 The classification of an upgraded Private Road may be modified on Schedule E, without the requirement for an Official Plan Amendment.

9.5 RAIL NETWORK

9.5.1 The Township shall work with the Railway Corporations, Federal, Provincial and County governments to evaluate, prioritize, and establish grade separated railway crossings on ~~major~~ Provincial, County and/or Arterial roads in cooperation with Transport Canada and the appropriate railway operator, where proposed developments are located in proximity to rail facilities.~~wherever possible.~~ Improvements to existing at-grade crossings shall also be encouraged to improve safety.

9.5.2 Industrial uses that are adjacent to existing Rail Facilities will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, Mineral Aggregate Operations will be encouraged to utilize rail wherever possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses, and the natural environment.

9.5.3 All proposed Development and/or sensitive uses adjacent to railway corridors shall implement, secure, and maintain any required rail noise, vibration, setback, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses, and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway operator.

With respect to setbacks, noted above, proposed development and/or sensitive uses within proximity to a railway and/or rail yard may be considered for a reduced setback. A reduced setback would depend on the circumstances and the proposed use in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator.

~~ensure that appropriate safety measures such as setbacks, berms, and security fencing are provided to the satisfaction of the Township in consultation with the appropriate rail authority.~~

9.5.4 Sensitive land uses shall not be encouraged adjacent to or in proximity to rail facilities. Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines).

The Township shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods by means of rail, road and air through the Township.

~~9.5.3~~9.5.5 All proposed development within 300 metres of a railway right-of-way~~-~~, and within 1 kilometer of a rail yard, may be required to undertake noise studies, to the satisfaction of the Township in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

~~9.5.4~~9.5.6 All proposed development within 75 metres of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Township in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

9.5.7 The Site Plan Control By-law for the Township shall require that all development within 300 metres of a railway right-of-way be subject to Site Plan Control.

Railway corridors/properties are graded relatively flat and are not typically designed to handle additional flows from neighboring properties. Proposed development and redevelopment should not discharge or direct stormwater, roof water, or floodwater onto a railway right of way/property. Drainage systems should be designed to capture storm waters on-site or divert the flow away from the rail corridor to an appropriate drainage facility.

Drainage shall be designed to maintain the structural integrity of the railway corridor infrastructure, avoid sediment deposits, prevent adverse effects on the railway right of way, control stormwater runoff to pre-development conditions (including the duration and volume of the flow).

Any proposed designs and alterations to the existing drainage pattern affecting a railway corridor or property requires clearance from the appropriate railway operator prior to application approval.

9.6 AIRSTRIPS

9.6.1 It shall be a policy of this Plan that the Township may recognize existing aircraft landing strips in the Zoning By-law for private use only.

9.6.2 It shall be a policy of this Plan to permit and encourage the orderly development and expansion of air facilities in order to make the Township more accessible to the air traveling public and to provide adequate facilities that will maximize and be consistent with the development potential within the Township.

9.6.3 It shall be a policy of this Plan that adverse effects on the inhabitants of the Township from the operation of aircraft and air related facilities will be minimized if, when, and where new private airports are established. Any new federally licensed and regulated airport to be established within the Township shall be subject to an amendment to this Plan.

9.7 ACTIVE TRANSPORTATION

9.7.1 Active Transportation is encouraged in the Township. Development applications will be evaluated for opportunities to incorporate Active Transportation, including but not limited to land dedication, connectivity to other routes and linking of neighbourhoods and Settlement Areas.

9.7.2 Multi-lot or multi-unit Development proposals by plan of subdivision or condominium should, unless otherwise provided in this Official Plan, include Active Transportation routes both internally and linkage to external routes and, where feasible and applicable, public areas. These elements

may include but not be limited to sidewalks, trails and bicycle paths. Dedication for land for trails will be in accordance with the *Planning Act*.

9.7.3 The Township will require, where appropriate, Active Transportation infrastructure and facilities, such as trails, sidewalks and bike racks, which are safe, accessible, connected to the street system and link to various uses in the community, through the Site Plan Control process.

9.7.4 The creation of accessible programs and facilities inclusive of all ages and abilities that encourage walking and cycling throughout the Township will be encouraged.

9.7.5 The Township will coordinate and integrate its cycling network with the relevant segments of the Province-wide Cycling Network, Trans Canada Trail, and Simcoe County Trails to facilitate broader cycling activity in the Township and as part of building a robust and sustainable cycling tourism sector.

SECTION 10 SUPPORTING HIGH QUALITY COMMUNICATIONS

10.1 BROADBAND AND HIGH-SPEED INTERNET

10.1.1 Broadband and high-speed internet is a fundamental building block of a successful and resilient community now and into the future. The pandemic exposed the deficiencies in local broadband and high-speed internet and the importance of communication infrastructure in all aspects of modern life including local businesses, health care, schooling, and the provision of government information and services.

10.1.2 While the Township's role and responsibility regarding broadband and high- speed communications is limited by both jurisdiction and function, it is a policy of this Plan that the Township will encourage, advocate and assist in securing and ensuring 21st century telecommunications for all residents.

10.1.3 The Township will continue to work with the Federal and Provincial governments, the County of Simcoe, Southwestern Integrated Fibre Technology (SWIFT), and private sector telecommunications providers in bringing broadband high-speed internet to all areas of the Township and to all residents.

10.2 OTHER TELECOMMUNICATIONS NETWORKS

10.2.1 Recognizing that all telecommunications infrastructure is important to the Township's current and future economy, the Township:

a) Is supportive of developing, maintaining, and extending, where appropriate, a system of information and communications technology infrastructure that will help improve the Township's access to high quality telecommunications services;

b) Is supportive of initiatives that provide residents and businesses with wireless internet access in Township community centres, libraries, and other community facilities; and,

c) May approve and update, as appropriate, a Telecommunication Tower Policy to address location and height issues surrounding wireless transmission towers and in general to lessen their impact on the skyline.

10.2.2 Utility and telecommunications services shall be permitted in all land use designations, with the exception of the Shoreline Residential designation. Where any of these facilities are to be located on lands within the Greenlands designation, an Environmental Impact Study may be required.

10.2.3 All telecommunications facilities and other cable services shall be located underground where feasible and be grouped into a single utility conduit where practical. For larger equipment, and facilities that are required to be located above grade, the Township will ensure that appropriate locations are identified and/or cluster sites have been determined, which take into consideration the location requirements for larger infrastructure within public rights-of-way, as well as easements on private property. New facilities, particularly those located in the Greenlands designation, shall consider aesthetic and stealth design approaches such as tree look-a-like or similar approaches to better protect the natural character of the area.

10.3 TOWNSHIP ROLE

10.3.1 As noted in Section 10.1.1, the Township has a limited but important role in the provision of telecommunications infrastructure to all areas and all residents.

10.3.2 The regulation of telecommunications and telecommunications providers is a Federal jurisdiction managed through Innovation, Science and Economic Development Canada. When required by Innovation, Science and Economic Development Canada's CPC-2-0-03 – Radio Communication and Broadcasting Antenna Systems guidelines, the Township will review and provided comments on proposed towers as set out in the Land-use Authority Consultation and as set out in any guidelines approved by Council. Providers of new towers below 15 metres in height will generally be exempt from consulting with the Township by the Innovation, Science and Economic Development Canada guidelines.

10.3.3 SWIFT, a regional broadband expansion project initiated by the Western Ontario Wardens' Caucus and delivered in partnership with member municipalities and the government of Ontario and Canada, is committed to improving access to high-speed internet services across Southwestern Ontario including Simcoe County and Severn Township. Focused on enabling greater digital equality between rural and urban populations, SWIFT subsidizes the construction of open-access high-speed networks to encourage private sector service providers to expand broadband infrastructure in underserved rural areas. The Township, as part of Simcoe County, will continue to support the work and rollout of high-speed

networks by SWIFT in Severn and encourage all partners to increase funding to the project to accelerate the provision of these critical services to all areas and all residents as soon as is possible and practical.

10.3.4 The Township will coordinate with all private sector providers for the required access permits and agreements to construct and maintain high-speed broadband infrastructure within Township road rights-of-way and, where appropriate, within Township lands.

SECTION 11 MAKING EFFECTIVE USE OF LAND

11.1 LAND USE DESIGNATIONS

The land use policies set out in this section build upon the policy framework provided in the other sections of this Plan. They are intended to be comprehensive policy statements pertaining to the land use designations as shown on the Schedules to this Plan. It is the intent of this Plan that growth and Development in the Township will occur in accordance with the land use designations as shown on the Schedules to this Plan and as set out in this Section.

The policies related to each land use designation establish the uses that are contemplated in each designation. Together, the designations describe where uses such as housing, employment, stores, services, open space, community and Public Service Facilities and recreation uses are contemplated to locate and what policies will guide those uses.

11.2 ENVIRONMENTAL PROTECTION

The Environmental Protection designation provides for the greatest protection from Development and Site Alteration for Provincially Significant Wetlands. These wetlands have been identified by the Province and have been mapped on Schedule D to this Plan.

The Environmental Protection designation includes the following components of the Natural Heritage System:

a) Provincially Significant Wetlands; and,

b) Provincially Significant Coastal Wetlands.

Lands designated Environmental Protection are shown on Schedules B and C to this Plan. The individual components of the Environmental Protection designation are shown on Schedule D to this Plan. All of these areas are generally within the County Greenlands System.

11.2.1 OBJECTIVES

a) To identify, protect, maintain, restore or where possible, improve, the quality and integrity of the key elements of the Environmental Protection designation and the ecological function, processes and biodiversity necessary to sustain those component features and areas, for the benefit of present and future generations, recognizing linkages between and among Natural Heritage Features and Areas, Surface Water Features and Ground Water Features;

11.2.2 PERMITTED USES

The following uses may be permitted in accordance with the policies of this Plan:

a) Existing Agricultural-Related Uses, existing Agricultural Uses, and existing On-Farm Diversified Uses and accessory uses;

b) Lawfully established existing uses as of the date of the approval of this Plan;

c) Low intensity recreational, ~~Passive~~ non-motorized ~~recreational~~ uses, such as nature viewing, trail activities, boardwalks, footbridges, fences and docks;

d) Forestry and conservation uses;

e) Archaeological activities;

f) Essential watershed management and flood and erosion control projects carried out or supervised by a public agency where any required Environmental Assessment has been successfully completed; and

g) ~~-~~Public Service Facilities, subject to an Environmental Impact Study. ~~Boardwalks, footbridges, fences and docks~~.

11.2.3 POLICIES

11.2.3.1 An Environmental Impact Study (EIS) may be undertaken to determine the accuracy of the limits of the Provincially Significant Wetland, Provincially Significant Coastal Wetland or the Environmental Protection designation.

11.2.3.2 Where an EIS has been undertaken and it has been demonstrated to the satisfaction of the Ministry of Natural Resources and Forestry that a

Provincially Significant Wetland or Provincially Significant Coastal Wetland does not exist, an Official Plan Amendment shall not be required to remove these lands from the Environmental Protection Designation. In these circumstances, it must be demonstrated that the lands are not within Greenland designation or a Prime Agricultural Area. Subject to this demonstration, the policies of the Rural designation or Shoreline Residential designation (for lands adjacent to a navigable waterway) shall apply.

11.2.3.3 Adjacent Lands are the lands adjacent to Natural Heritage Features and Areas where impacts must be considered and where the compatibility of the Development proposal must be evaluated. Adjacent Lands are defined as all lands within 120 metres of the Environmental Protection designation.

11.2.3.4 No Development or Site Alteration shall be permitted on these Adjacent Lands unless an Environmental Impact Study (EIS) is completed and approved by the Township, 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. The scale and the contents of the EIS shall be determined at the time the Development is proposed. The width of the Adjacent Lands may be increased or decreased, depending on the feature and the nature of the proposed Development.

11.2.3.5 An appropriate Development setback from the edge of any natural heritage feature or natural heritage area in the Environmental Protection designation shall be determined as part of the EIS required by this Section. Such a setback area may also be recognized in the implementing Zoning By-law either graphically or through the application of a setback.

11.2.3.6 All lands in the Environmental Protection designation shall be placed in an Environmental Protection Zone in the implementing Zoning By-law.

11.2.3.7 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.

11.2.3.8 The Environmental Protection Zone in the implementing Zoning By-law shall not permit Site Alteration, except where permitted by the Township's Site Alteration and Fill By-law.

11.2.3.9 The Township may apply a Site Plan Control By-law to all lands within and adjacent to the Environmental Protection designation.

11.2.3.10 Although the entire shoreline of Sparrow Lake is mapped as a Provincially Significant Wetland, the results of an Environmental Impact Study may demonstrate the more precise limits of the feature.

11.3 GREENLANDS

The Greenlands designation provides protection to Natural Heritage Features and Areas that are not designated Environmental Protection. Lands designated as Greenlands are mapped on Schedule B and Schedule C to this Plan and the individual components of the Greenlands designation are shown on Schedule D_ to this Plan. Not all of the identified Natural Heritage Features and Areas may be captured by the mapping in this Plan; however, the policies provide for their identification and protection, should these features be identified within the Township.

The Greenlands designation applies to components of the Natural Heritage System that are not included within the Environmental Protection designation. The Greenlands designation generally includes the following components of the natural heritage system:

a) Other Evaluated Wetlands;

b) Other Wetlands two (2) hectares or larger (including Coastal Wetlands that are not Provincially Significant);

c) Significant Woodlands;

d) Significant Valleylands;

e) Significant Wildlife Habitat;

f) Habitat of Endangered and Threatened Species;

g) Provincially Significant Areas of Natural and Scientific Interest;

h) Regionally Significant Areas of Natural and Scientific Interest;

i) Natural Linkages; and,

j) Fish Habitat.

11.3.1 OBJECTIVES

a) To maintain and enhance the ecological integrity of the Natural Heritage System, including linkages and related ecological functions amongst Natural Heritage Features and Areas;

b) To provide the tools to properly assess Development applications located within and in close proximity to Natural Heritage Features and Areas; and

c) To implement the Greenlands designation policies of the County of Simcoe Official Plan.

11.3.2 PERMITTED USES

The uses permitted on lands designated Greenlands include existing uses (legally established as of the date of approval of this Plan), residential dwelling units (including home occupation, bed and breakfast establishment, or home industry), or uses where the use can be established in accordance with the requirements of Sections 11.3.3 of the Plan including:

a) Forest, fish and wildlife management;

b) Conservation and flood or erosion control projects;

c) Infrastructure authorized by an Environmental Assessment;

d) Public Service Facilities, subject to an Environmental Impact Study.

~~c)~~e) Expansions to existing buildings and structures, subject to demonstrating that the lands are not within a *prime agricultural* area, residential dwelling units on lots which were approved prior to the approval date of the County Official Plan (May 9, 2016);

~~d)~~f) Accessory structures and uses related to uses outlined in 11.3.2 (a), (b), (c), (d), (g);

~~e)~~g) Change in use of legally existing uses to a use that is more compatible with the Greenlands designation;

~~f)~~h) Expansions or alterations to existing buildings and structures for Agricultural Uses, Agriculture-Related Uses, or On-Farm Diversified Uses, subject to an EIS; and,

~~g)~~i) ~~Boardwalks, footbridges, fences and~~ Low intensity recreational, non-motorized uses, such as nature viewing, trail activities, boardwalks, footbridges, fences and docks~~docks low intensity recreational uses~~

11.3.3 POLICIES

11.3.3.1 The limits of the Greenlands designation are considered to be approximate. Some of the features within the Greenlands designation may be significant enough to warrant their designation within the Environmental Protection designation after further study. In such cases, an amendment to Schedules

B and/or C to this Plan will not be required. Such studies could be conducted by individuals/agencies and submitted to the Ministry of Natural Resources and Forestry and the Township for consideration.

Development and Site Alteration is not permitted within the following Natural Heritage Features and Areas except for Development and Site Alteration related to a permitted use identified in Section 11.3.2:

a) Other Evaluated Wetlands;

b) Other Wetlands Two (2) hectares or larger;

c) Significant Woodlands;

d) Significant Wildlife Habitat;

e) Provincially Significant Areas of Natural and Scientific Interest;

f) Regionally Significant Areas of Natural and Scientific Interest; and,

g) Significant Valleylands.

11.3.3.2 Development and Site Alteration is not permitted within Fish Habitat, except in accordance with provincial and federal requirements.

11.3.3.3 Development and Site Alteration is not permitted within Habitat of Endangered Species and Threatened Species, except in accordance with provincial and federal requirements.

11.3.3.4 Where Development is proposed in the Greenlands designation, but on lands not subject to Natural Heritage Features and Areas on Schedule D to this Plan, the requirement for the preparation of an EIS shall be determined in consultation with the Township and County through pre-consultation. Such a review shall consider connectivity and natural linkages that the Greenlands area may provide between Natural Heritage Features and Areas.

11.3.3.5 Nothing in this Section is intended to limit the ability of existing Agricultural Uses to continue on lands that are designated Greenlands.

11.3.3.6 Where an EIS is required for a use permitted in the Greenlands Designation, the following shall apply:

a) Expansions or alterations to existing buildings and structures for Agricultural uses, Agriculture-Related Uses, or On-Farm Diversified Uses, subject to an EIS – The EIS shall demonstrate 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.

b) Boardwalks, footbridges, fences and docks – the EIS shall demonstrate how negative impacts are minimized.

11.3.3.7 Where an EIS has been undertaken and it has been demonstrated that Development may proceed in accordance with the policies of this Plan, the County of Simcoe Official Plan, and applicable Provincial Policies, an Official Plan Amendment shall not be required to remove the lands from the Greenlands designation. In these circumstances, it must be demonstrated that the lands are not within a Prime Agricultural Area. Subject to this demonstration, the policies of the Rural designation or Shoreline Residential designation (for lands adjacent to a navigable waterway) shall apply.

11.3.3.8 An appropriate development setback from the edge of any feature in the Greenlands designation shall be determined as part of the EIS required by this Section. Such a setback area may be recognized in the implementing Zoning By-law either graphically or through the application of a setback.

11.3.3.9 Lots in the Greenlands designation that are in a Residential zone as of the date of approval of this Plan are not subject to the policies of the Greenlands designation and shall be subject to the residential policies that are applicable to the Rural designation.

11.3.3.10 Adjacent Lands are the lands adjacent to Natural Heritage Features and Areas where impacts must be considered and where the compatibility of the Development proposal must be evaluated.

11.3.3.11 For the purposes of this Official Plan, Adjacent Lands from Natural Heritage Features and Areas are defined as all lands:

a) Within 120 metres of the boundary of:

   i. Other Evaluated Wetlands;

ii. Other Wetlands Two (2) hectares or larger;

iii. Significant Woodlands;

iv. Significant Valleylands;

v. Significant Wildlife Habitat;

vi. Provincially Significant Areas of Natural and Scientific Interest; and,

vii. Fish Habitat.

b) Within 50 metres of the boundary of a Regionally Significant Area of Natural and Scientific Interest.

11.3.3.12 No Development or Site Alteration shall be permitted on these Adjacent Lands unless an EIS is completed, 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.

11.3.3.13 The scale and the contents of the required EIS shall be determined at the time the Development is proposed. The width of the Adjacent Lands may be increased or decreased, depending on the feature and the nature of the proposed Development.

11.3.3.14 On Adjacent Lands, consent applications that do not result in the creation of a new lot, shall not be required to complete an EIS.

11.3.3.15 If it is determined by a qualified biologist/ecologist that the subject property does not contain any Natural Heritage Features and Areas on the subject or Adjacent Lands that could be impacted by the proposed Development and that the lands are not required as a connection, linkage or providing an ecological function to the Natural Heritage System, the Township may determine that no EIS would be required to be submitted.

11.3.3.16 An appropriate Development setback from the edge of any Natural Heritage Features and Areas in the Greenlands designation shall be determined as part of an EIS required by this Section. Such a setback area may be recognized in the implementing Zoning By-law.

11.3.3.17 Only Development applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Consent (only where new lot

creation is proposed) within 120 metres of Fish Habitat shall require the preparation of an EIS.

11.3.3.18 Lands within the Greenlands Designation will be placed in an appropriate zone in the implementing Zoning By-law to ensure only those uses permitted by this Plan shall be permitted.

11.4 SETTLEMENT LIVING

The Settlement Living designation applies to developed and undeveloped lands in the Settlement Areas of Coldwater, Washago, Westshore, Port Severn, Ardtrea, Marchmont/Bass Lake, Fesserton, and Severn Falls. The Settlement Living designation is intended to provide opportunities for residential development at densities that are appropriate to the conditions and servicing levels in each of the communities and are intended to ensure that as broad a range of housing in tenure and type is provided in all Settlement Areas. The policies and requirements of Section 5 of this Official Plan regarding the supply of lands for housing as well as Section 7 and 12 regarding the vitality and design of Settlement Areas shall also be considered.

11.4.1 OBJECTIVES

It is the intent of this Plan to:

a) Have the defined Settlement Areas be the focus of new growth and Development within the Township in accordance with the policies and directions of Section 7 of this Plan;

b) Direct the majority of the new growth to the fully serviced Settlement Areas of Coldwater and Westshore in accordance with the policies and directions of Section 7 of this Plan;

c) Maintain and enhance the character and identity of existing residential areas within the designated Settlement Areas;

d) Encourage the provision of a range and mix of Housing Options to meet the social, health, economic and well-being requirements of current and future residents, including Additional Needs Housing and needs arising from demographic changes and employment opportunities;

e) Promote the efficient use of existing and planned Infrastructure by creating the opportunity for various forms of Residential Intensification, where appropriate;

f) Ensure that residential areas permit a variety of complementary and compatible land uses including Additional Needs Housing, community facilities, schools, small-scale commercial uses, and open space areas;

g) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive; and,

h) New Development should occur adjacent to the existing built-up area and shall have a compact form that allows for the efficient use of land, Infrastructure and Public Service Facilities.

11.4.2 PERMITTED USES

11.4.2.1

Within the Settlement Living designation a wide range of residential uses, types and tenures are permitted and encouraged. A full range of Housing Options shall be permitted including but not limited to single detached, semi-detached, duplex, triplex, other multiple dwellings, townhouses, and low-rise apartment dwellings and Additional Residential Units in accordance with the policies of Section 5 of this Plan. A full range of tenure forms are also permitted including freehold, condominium, co-operative, co-housing and rental accommodations. Supportive and Additional Needs Housing forms that are compatible with the character and community service levels of the Township shall also be permitted including but not limited to long term care, retirement, social and housing for older persons.

11.4.2.2 Complementary and accessory uses which may permitted in the Settlement Living designation include the following:

a) Home occupations, subject to Section 6.3.1;

b) Bed and breakfast establishments in single detached dwellings, subject to 6.2.1;

c) Additional Residential Units, subject to Section 5;

d) Additional Needs Housing such as long-term care facilities and retirement homes subject to the policies of this Section;

e) Minor institutional uses which directly serve the needs of the Settlement Area and surrounding community including but not limited to private and public schools, daycare facilities and places of worship, subject to the policies of this Section; ~~and~~

f) Live-work units subject to ~~Section 11.4.3.5~~ the policies of this Section; and.

g) Local ~~C~~commercial ~~U~~uses subject to the policies of this Section. ~~11.4.3.6~~

11.4.3 POLICIES

11.4.3.1 The density for low density development shall generally achieve a minimum density of 20 units per net hectare in the fully serviced Settlement Areas as described in Section 7 to this Plan. The maximum permitted density in un-serviced or partially serviced Settlement Areas shall be

based on the environmental capacity of the lands and in accordance with the servicing policies of Section 7 to this Plan.

~~11.4.3.2 Complementary and accessory uses which may permitted in the Settlement Living designation include the following:~~

~~a) Home occupations;~~

~~b) Bed and breakfast establishments in single detached dwellings;~~

~~c) Additional Residential Units, subject to Section 5;~~

~~d) Additional Needs Housing such as long-term care facilities and retirement homes subject to this Section;~~

~~e) Minor institutional uses which directly serve the needs of the Settlement Area and surrounding community including but not limited to private and public schools, daycare facilities and places of worship, subject to the policies of this Section; and~~

~~f) Live-work units.~~

~~11.4.3.3~~11.4.3.2 Bed and breakfast establishments are permitted in single detached dwellings subject to an application to amend the Zoning By-law and the policies of Section 6 of this Plan.

~~11.4.3.4~~11.4.3.3 Additional Needs Housing such as long-term care facilities and retirement homes may be permitted in the Major Settlement Areas subject to an amendment to the implementing Zoning By-law and provided Council is satisfied that:

a) The site has appropriate access and/or frontage onto a ~~local~~ Township or County road as shown on Schedule E to this Plan;

b) The site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;

c) The building does not exceed three storeys in height and is buffered from adjacent low density residential uses by setbacks, or other possible means such as landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;

d) The use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,

e) Municipal Water Services and Municipal Sewage Services are available and have confirmed Reserve Water System Capacity and Reserve Sewage System Capacity.

~~11.4.3.5~~11.4.3.4 Minor institutional uses which directly serve the needs of the Settlement Area such as private and public schools, nursery schools, and places of worship, may be permitted subject to an amendment to the implementing Zoning By- law and provided Council is satisfied that:

a) The site has appropriate access and/or frontage onto a local or County road as to accommodate the proposed use;

b) The use is intended to serve and support the Settlement Area and is not more appropriately located elsewhere;

c) The use is designed to complement the low-density nature of the neighbourhood;

d) The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;

e) The site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering in the form of setbacks and other potential landscaping, fencing and trees to ensure the compatibility of the use with adjacent land uses;

f) The noise generated by the use will not adversely affect the enjoyment of neighbouring properties;

g) The use will be a positive addition to the neighbourhood and will provide a service that is required by residents;

h) In the case of public elementary schools, the site is encouraged to be located adjacent to a neighbourhood park to provide a neighbourhood focal point and encourage the provision of complementary facilities such as sports fields, hard surface play areas and components and play equipment; and,

i) Municipal Water Services and Municipal Sewage Services are available and have confirmed Reserve Water System Capacity and Reserve Sewage System Capacity.

11.4.3.5 Live-work Units integrate small-scale commercial or retail uses in

combination with an accessory residential use, subject to an amendment to the implementing Zoning By-law, may be subject to Site Plan Control, and provided Council is satisfied that:

a) The use shall be provide parking, amenity areas and buffering from adjacent residential uses;

b) Adequate delivery, drop-off and pick-up facilities shall be provided;

c) Parking should not be located in the front yard of any building, where possible.

11.4.3.6 Local commercial uses serve the local retail and service need of the surrounding residential and/or employment area within a Settlement Area. Such uses permitted include convenience retail and personal service uses, provided Council is satisfied that:

a) The use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;

b) The use can easily be accessed by pedestrians and is walkable;

c) The use is located on a site that has adequate land area to incorporate the required parking, waste management facilities, landscaping and buffering on-site;

d) The scale, massing and siting of the development is compatible and consistent with development on adjoining lands;

e) The use may be permitted to locate within the main floor of multiple residential and apartment building, provided that the location and design of such uses are compatible with the main residential use;

f) The use shall be considered as a component of a new development proposal in support of creating a Complete Community; and,

g) The implementing zoning by-law shall restrict the size and coverage of a local commercial centre or use.

~~11.4.3.6~~11.4.3.7 Lands within the Settlement Living designation shall be placed in appropriate zones in the implementing Zoning By-law.

~~11.4.3.7~~11.4.3.8 EXCEPTIONS

a) Notwithstanding the servicing policies of this Plan, the lands within

the Washago Settlement Area and designated “Settlement Living” and located northwest of Highway 11 and as noted on Schedule SA1 shall be permitted to be developed on the basis of private on-site services in full accordance with municipal and Provincial requirements. Further development of the subject property shall require additional approvals under the *Planning Act* including an amendment to the implementing Zoning By-law.

11.5 SETTLEMENT EMPLOYMENT

The Settlement Employment designation applies to lands that support commercial and industrial lands and uses in the designated Settlement Areas of Coldwater, Washago, Westshore, Port Severn, Fesserton, Marchmont-Bass Lake, Severn Falls and Ardtrea. The designations are identified in Schedules SA1 and SA2 to this Plan.

11.5.1 OBJECTIVES

It is the intent of this Plan to:

a) Encourage commercial development that will provide a full range of goods and services, at appropriate locations within the designated Settlement Areas, to meet the needs of the Township's residents, employees and businesses;

b) Anticipate and accommodate new trends in retailing at appropriate locations in the Township;

c) Improve the look, feel and vibrancy associated with the built form and public realm in the commercial cores of the existing Settlement Areas;

d) Encourage and promote Development that combines commercial, and other land uses to facilitate the more efficient use of lands in the Settlement Areas and to maintain and promote a human-scale community;

e) Promote the efficient use of existing and planned Infrastructure by creating the opportunity for various forms of Intensification, where appropriate;

f) Require a high standard of urban design for Development and Redevelopment;

g) Establish a comprehensive set of design policies that foster the establishment of an urban environment that is safe, functional and attractive;

h) Ensure that all new Development in the Settlement Employment designation is compatible with adjacent development;

i) Ensure that there are sufficient lands available for the creation of

diverse employment opportunities at strategic locations including the protection of Employment Areas to accommodate employment growth;

j) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;

k) Ensure that new industrial Development occurs in an orderly manner and in conjunction with the establishment of appropriate sewage and water services; and,

l) Streamline the approval process for the Development and expansion of employment uses.

11.5.2 PERMITTED USES

11.5.2.1 Within the Settlement Employment designation a wide range of commercial and industrial uses are permitted. Historic commercial areas will be zoned in an appropriate commercial zone and historic industrial areas will be zoned in an appropriate industrial zone.

11.5.2.2 Generally permitted commercial uses include:

a) Retail and service activities;

b) Residential uses on second or third storeys;

c) Commercial accommodation such as hotel or motel;

d) Office uses;

e) Personal service shops;

f) Pharmacy;

g) Professional/office commercial services;

h) Restaurants;

i) Microbrewery and distilling operations;

j) Automobile sales and service establishments; and

k) Dry land marina sales and service establishments.

11.5.2.3 Permitted industrial uses in Employment Areas include:

a) Industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling, and distribution facilities;

b) Microbrewery and distilling operations;

c) Research and training establishments;

d) Computer, electronics and data processing facilities;

e) Printing and associated service establishments;

f) Industrial malls, containing one or more of the uses permitted in this designation; and

g) Secondary uses in accordance with the policies of this Plan.

11.5.2.4 EXCEPTIONS

On those lands located within part of the south-east quarter of the west half of Lot 5, Concession IX, North Division, within the former Township of Orillia and being on the west side of Highway No. 11 with the municipal number of 8844 Highway 11 South, the only permitted uses shall be a parking lot, a bridge abutment for an overhead pedestrian walkway, public uses and accessory uses thereto.

11.5.3 POLICIES

11.5.3.1 URBAN DESIGN

a) It is the intent of this Plan to improve the vibrancy, aesthetics, functionality and Infrastructure of all Settlement Employment designations in the Township. On this basis, the approval of any Development proposal requiring a *Planning Act* approval will be dependent on Council being satisfied that:

i. Improvements to the aesthetics of the public realm (roads, parks, sidewalks) will occur as a condition of Development, or will be made possible as a result of the Development, as appropriate;

ii. The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape;

iii. Parking facilities are designed to not dominate the streetscape; and,

iv. Landscaping is encouraged to be used to buffer adjacent uses and improve the overall aesthetics of the development.

b) Council shall have regard to the urban design policies contained within Section 12 of this Plan when considering any commercial or industrial Development application requiring a *Planning Act* approval. In addition to the above, the implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these urban design policies.

11.5.3.2 CORE COMMERCIAL AREAS

a) The Core Commercial Areas describe the commercial districts of Coldwater, Washago, and Port Severn. It is the intent of this Plan to:

i. Maintain and promote the existing areas as focal points for commerce, tourism and pedestrian-scale activity in the Township's Settlement Areas;

ii. Encourage tourism and Development in the downtown areas that capitalizes on expected growth in the Settlement Areas;

iii. Encourage the Development of a mix of uses to enhance the character of the core commercial areas;

iv. Encourage streetscape and façade improvements that revitalize the cultural and historic character of these areas; and

v. Further enhance the commercial cores so they continue to be a source of pride in the community.

b) Where a new use cannot accommodate the Township's parking requirement, Council may accept cash-in-lieu where the parking can be reasonably accommodated on the street or off-site, either in municipally owned and/or operated lots or on other private land.

c) Public lands in the downtown areas include streets, sidewalks, parking lots, parks and administrative or public buildings. It is a

policy of this Plan that the Township will partner with landowners and other stakeholders to maintain public space in a manner that is complementary to the core commercial areas and is consistent with the objectives of this Plan. Specific projects aimed to revitalize public lands and buildings may include the:

i. Provision of streetscape landscaping such as trees, shrubs and flowers;

ii. Provision of street furniture, lighting, landscape planters, art and monuments in strategic, pedestrian-oriented locations; and/or,

iii. Renovations and/or façade improvements to existing public buildings.

d) It is recognized that many businesses are required to store raw materials and/or finished products outdoors. However, it is recognized that the location and type of outdoor storage may have impacts on the aesthetics of an area and on adjacent land uses. On this basis, the establishment of a new accessory outdoor storage area on a lot shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage is:

i. Not located between the main building and the street;

ii. Clearly accessory to the main use on the property;

iii. Is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses;

iv. Is completely enclosed and/or screened by acceptable means such as landscaping that functions year-round; and,

v. The implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot.

11.5.3.3 New local commercial Development may be permitted, subject to approval of a Zoning By-law Amendment. Such uses shall be developed in accordance with the applicable policies of this Plan as well as the following:

a) Be at a scale that conforms to the character of the applicable

Settlement Area;

b) Is appropriate for the available water and sewage services available to the site;

c) Traffic is appropriately addressed;

d) Drainage is appropriately addressed;

e) Provide for adequate off-street parking and loading on the same lot as the permitted use;

f) Provide for appropriate buffers and landscaping between the permitted use and institutional, recreational and residential uses;

g) Provide that any required lighting shall be consistent with dark sky lighting principles and shall not flood adjacent properties with light;

h) Provide for appropriate landscaping, including abutting any main transportation routes such as Provincial Highways and County Roads; and

i) Outdoor storage shall be appropriately screened and where appropriate, located at the rear of buildings.

11.5.3.4 New local commercial uses are not permitted to be located in a predominantly residential area and are encouraged to cluster near other commercial uses.

11.5.3.5 The Township may require the completion of various studies to determine the compatibility or appropriateness of a new commercial use.

11.5.3.6 Zoning of local commercial lands to permit a new non-commercial use is discouraged. The Township may require a market study or needs analysis to determine if the rezoning of the commercial property can be supported.

11.5.3.7 New local commercial development within the Settlement Living designation is subject to site plan control.

11.5.3.8 CONVERSION POLICIES

a) Conversion of Settlement Employment lands shall only be considered in accordance with Section 6.5.6 of this Plan.

11.5.3.9 ZONING BY-LAW

a) Lands within the Settlement Employment designation shall be placed in appropriate zones in the implementing Zoning By-law.

11.6 COMMUNITY USES

The Community Uses Designation includes Public Service Facilities, municipal Infrastructure and other ~~municipal~~ publicly owned lands. The Uses, buildings and structures within the Community Uses Designation are anticipated to be well-designed, in recognition that these land uses often become landmarks to the Township's identity. Lands designated Community Uses Designation are shown on Schedules B, C, and the Settlement Area schedules.

11.6.1 OBJECTIVES

It is the intent of this Plan:

a) To provide land and opportunity for Intensification and Redevelopment for a range of community uses and Public Service Facilities that will contribute to meeting the social, educational, recreational and community service needs of current and future residents of the Township in a manner that is consistent with the growth management and Community Uses Designation goals and policies of this Plan.

b) To direct the majority of new Public Service Facilities Development to land within the Community Uses designation within Settlement Areas through Intensification and Redevelopment of existing areas and uses and Development in designated greenfield areas.

c) To promote the development of Settlement Areas as Complete Communities with local access to a range community uses and Public Service Facilities that meet the day to day needs of residents and that facilitate convenient access for pedestrians and cyclists.

d) To plan and provide for a full range of publicly accessible built and natural settings for active and passive outdoor recreation to meet the needs of current and future residents in a manner that is consistent with the goals and policies of this Plan. The Township will strive for a standard of 2 hectares of open space per 1,000 persons in Settlement Areas.

e) To develop a Parks and Recreation Master Plan for the Township to establish a long-range plan for the provision of recreation facilities and services within the Township.

f) To investigate the provision of a full range of cultural and recreational services to the Township, where required and demanded.

g) To provide physical and visual access to the lake and river waterfronts and recognize the Township wide significance of all the lakes within the municipal boundaries as open space amenities.

h) To conserve and protect shoreline lands for recreational use and

provide opportunities for public access to shorelines.

i) To provide a system of open space areas that can adapt to changing public needs and preferences.

j) To provide linkages for pedestrian and bicycle use.

k) To ensure that the location, orientation, built form and densities of Public Service Facilities development are appropriately integrated and complementary in scale and design and minimize potential land use conflicts.

l) To recognize existing Public Service Facilities uses which are located outside of Settlement Areas in the rural area of the Township and provide for limited expansion and/or Redevelopment to other community uses in these areas in a manner that is compatible with the built form and physical character of the rural area and that can be sustained over the long-term by rural service levels.

11.6.2 PERMITTED USES

11.6.2.1 The primary permitted uses within the Community Uses designation shall include a range of community uses and Public Service Facilities such as, but not limited to schools and educational facilities, daycare facilities, religious institutions, emergency services and facilities, public parks, community and recreational facilities and services, hospitals and other health care facilities and services, long-term care and retirement homes, group homes and other forms of Additional Needs Housing and assisted living facilities.

11.6.2.2 In addition to the permitted uses above, lands designated Community Uses may be zoned to permit the following uses, subject to the provisions of this Official Plan, provided they do not impact the ability of the lands to achieve the vision and policies in this designation:

a) Administrative offices that directly serve the Public Service Facilities use;

b) Limited retail commercial and service uses that directly serve the Public Service Facilities use, provided that the use is located on the same property as the Public Service Facilities use;

c) Parking facilities;

d) Residential uses, where they are intended to provide

accommodation for persons associated with the community use or Public Service Facility use, provided that the use is located on the same property as the Public Service Facility use; and

e) Research activities and/or educational uses associated with the Public Service Facilities, provided that the use is located on the same property as the use.

11.6.3 POLICIES

11.6.3.1 The need for community uses and Public Service Facilities in the Township shall be primarily met within the areas designated Community Uses on the Schedules to this Plan and the majority of such new Development shall be directed to these areas within Settlement Areas and to a lesser extent the outside Settlement Areas. Outside of the Settlement Areas, existing community uses and Public Service Facilities will be recognized and shall be designated on Schedules B and C to this Plan and limited expansion of these uses and limited new community uses and Public Service Facilities Development may be permitted within these areas subject to the policies of this Plan.

11.6.3.2 Community uses and Public Service Facilities uses may also be located where permitted in other land use designations in accordance with the policies of this Plan, the Simcoe County Official Plan, and the implementing Zoning By-law.

11.6.3.3 Council will provide parks in accordance with the following standards and policies:

a) Parks will be developed for the enjoyment of a diverse population and persons of all ages and abilities, and will provide opportunities for all types of recreation, social and cultural activities, such as athletic fields and facilities and community gardens;

b) Parks will be accessible by emergency services and generally be located with frontage along arterial and collector roads, so as to improve the visibility and accessibility of the site and provide pedestrian and cyclist linkages;

c) Parks may vary in size depending on the nature and extent of the facilities being provided and the purpose of the park, however, they should not be less than 0.8 hectares in size; and,

d) Parks should be distributed throughout the Township and will be designed to complement and contribute to the character of the surrounding neighbourhoods and community.

11.6.3.4 New open space park uses shall be encouraged to locate in or adjacent to:

a) Existing parks or other compatible land uses including school sites;

b) Areas with adequate public access;

c) Areas with natural amenities for shoreline recreation; and

d) Scenic areas.

11.6.3.5 The Township will consider opportunities to expand and diversify the range of public recreational opportunities, facilities and services available in the Township through facilitation, partnership arrangements and direct provision, increasing the supply of parkland and open spaces with population growth and development and maximizing the use of existing facilities and services, as well as joint ventures and facility sharing with other institutions and service providers.

11.6.3.6 The acquisition of land by the Township for parks and other public open space uses shall occur primarily through parkland dedication as a requirement of Development in accordance with the Planning Act, the policies of this Plan, and the Township's by-laws.

11.6.3.7 If the Township determines that additional parkland is not required for a Development, cash-in-lieu of parkland may be accepted by the Township in accordance with the Planning Act, the policies of this Plan, and the Township's by-laws.

11.6.3.8 Council may consider the acquisition of parkland and other lands for public open space for community facility and recreational purposes through direct purchase by the Township and/or in partnership with other public authorities, where appropriate based on the policies of this Plan and the directions of a Parks and Recreation Master Plan established pursuant to this Section 3.7 of this Plan.

11.6.3.9 Existing and new community uses and Public Service Facility uses shall be zoned accordingly in the implementing Zoning By-law.

11.7 AGRICULTURE

Lands designated Agriculture as shown on Schedules B and C are considered to be Prime Agricultural Areas. The Agricultural areas of the Township provide an important historical link to its past, help define its character and sense of place, and represent an important part of the Township's economic base. The policies of this Plan provide for the protection and support of the Agricultural System and sector in the

Township.

11.7.1 OBJECTIVES

It is the intent of this Plan to:

a) Maintain and protect the agricultural resource base of the Township;

b) Protect land suitable for agricultural production from development pressures and land uses unrelated to agriculture;

c) To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township;

d) Protect and promote the agricultural character of the Township and to encourage the maintenance of a productive agricultural area; and

e) Support and grow the agri-tourism sector.

11.7.2 PERMITTED USES

11.7.2.1 The uses permitted on lands designated Agriculture include Agricultural Uses, Agriculture-Related Uses, processing of agricultural products, On-Farm Diversified Uses, and natural heritage conservation and forestry.

Permitted accessory uses include a principal dwelling, up to two additional residential units shall be permitted in accordance with provincial guidance and policy 11.7.3g) below, farm worker housing subject to the policies of this Section, Garden Suites and Additional Residential Units (subject to the policies of Section 5), bed and breakfast establishments (subject to the policies of Section 6) and seasonal produce stands.

11.7.3 POLICIES

a) Prime Agricultural Areas shall be designated and protected for long-term use for agriculture. All types, sizes and intensities of Agricultural Uses and Normal Farm Practices shall be promoted and protected in accordance with provincial standards.

b) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the Minimum Distance Separation Formulae.

c) Proposed new Agriculture-Related Uses or On-Farm Diversified Uses shall be compatible with, and shall not hinder, surrounding

agricultural operations. These uses shall be limited in scale and satisfy certain criteria for these uses as described in Section 6.4 of this Plan.

d) Non-agricultural development on lands designated Agriculture should be designed and sited to minimize any adverse impact to the agricultural use of the property and surrounding agricultural properties. Where adverse impacts can't be avoided, they shall be mitigated through an Agricultural Impact Assessment or equivalent analysis, based on provincial guidance.

e) Outside of Settlement Areas, land use compatibility between agricultural and non-agricultural uses are to be achieved by avoiding adverse impacts on the Agricultural System. Where avoidance is not possible, minimizing and mitigating adverse impacts shall be required by the non-agricultural use.

f) Temporary uses, as part of an On-Farm Diversified Use, may be permitted through a Temporary Use By-law and this includes but is not limited to an event being temporary in nature and is either a onetime use or is held infrequently and subject to the policies of Sections 6.4 and 17.

    i. Dog kennels may be permitted in the Agriculture designation as an On-Farm Diversified Use, subject to an Amendment to the implementing Zoning By-law in accordance with Section 6.4 of this Plan.

g) Up to two Additional Residential Units shall be permitted in accordance with the following and Section 5.4:

    i. Comply with the Minimum Distance Separation Formulae;

    ii. Are compatible with, and would not hinder, surrounding agricultural operations;

    iii. Have appropriate Sewage and Water Services;

    iv. Address any public health and safety concerns;

    v. Are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster;

vi. Minimize land taken out of agricultural production; and

vii. Satisfy other applicable policies of this Plan with respect to Additional Residential Units.

~~vii.~~viii. Where two Additional Residential Units are proposed, at least one of them is located within or attached to the principal dwelling.

h) In accordance with the intent of this Plan to maintain and protect the agricultural resources of the Township, the creation of new lots for residential purposes shall not be permitted, as this Plan directs the majority of new residential growth to Settlement Areas or existing vacant building lots. New residential lots shall only be permitted if an existing residence becomes a Residence Surplus To An Agricultural Operation as a result of a farm consolidation. The following criteria must also be satisfied:

i. Only one residence surplus to an Agricultural Operation per farm consolidation is permitted;

ii. The new lot is limited in size to accommodate the residential use, including sewage and water services, and shall generally be no larger than 1.0 hectare in area. The Township shall require as a condition of approval the rezoning of the new lot to an appropriate residential zone as a condition of any lot created under this policy;

iii. New residential dwelling units shall be prohibited on any new consolidated farm parcel created under this policy. The Township shall zone the remnant parcel to prohibit the construction of a residential dwelling unit as a condition of any provisional consent created under this policy; and,

iv. Applicable consent policies of Section 17.4 shall also apply.

i) The creation of new lots for agricultural purposes may only be permitted for one of the following uses, and also subject to the policies of the Section 17:

i. Agricultural Uses; the lot for the Agricultural Use should not be less than 40 hectares or as determined by an

Agricultural Impact Assessment, whichever is greater; and,

ii. Agriculture-Related Uses; the new lot is to be limited in size to accommodate the use and the required Sewage and Water Services. Residential uses shall be prohibited on the severed lot. The Township shall zone the severed lot to prohibit the construction of a residential dwelling unit on the lot as a condition of any lot created under this policy.

This policy discourages large scale greenhouses or other “agricultural” uses such as aquaculture tanks that occur within a building that does not need to be located on Prime Agricultural Land involving a large concrete floor or foundation within the Agriculture designation.

j) All lands in the Agriculture designation shall be placed in an Agriculture Zone in the implementing Zoning By-law.

11.8 RURAL

The rural areas of the Township provide for a diversity of landscapes, uses and built forms. These areas that are outside of Settlement Areas, Shoreline Areas, or Country Residential designations, are not considered good agricultural lands nor environmentally sensitive within the context of the policies of this Plan. Lands designated Rural are mapped on Schedule B and C to this Plan. The policies of this Plan seek to reduce incompatible uses within the rural area, permit limited rural residential uses, and to promote appropriate and compatible economic opportunities.

11.8.1 OBJECTIVES

It is the intent of this Plan to:

a) Protect the rural character of the Township and the maintenance of those elements which contribute to the open landscape character of the countryside;

b) Prevent the intrusion of land uses which are incompatible with the rural character and/or resource activities of the area;

c) Protect land suitable for agricultural production from development and land uses unrelated to agriculture;

d) Promote Agricultural Uses and associated activities in the rural areas of the Township and enhance their capacity to contribute to the local economy;

e) Promote diversification of the economic base within the Rural designation and providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

f) Provide for the development of recreational uses which are compatible with the rural and agricultural character of the Township;

g) Permit limited rural residential uses in infill situations, subject to clear and restrictive policies;

h) Ensure that new recreational uses will not have a negative impact on the environmental and hydrogeological resources of the Township; and,

i) Ensure that the scale of development is compatible with the role and function of the rural area.

11.8.2 PERMITTED USES

11.8.2.1 The permitted uses of lands within the Rural designation include uses permitted in the Agricultural designation, single detached dwellings, Additional Residential Units subject to the polices of Section 5 of this Plan, home occupations, and home industries subject to the provisions of Section 6 of this Plan, veterinary clinics, dog kennels, ~~passive~~ low intensity recreational uses such as walking trails and nature interpretation centres on lands owned by a public authority, minor institutional uses, forestry and resource management uses, cemeteries, and in limited circumstances Public Service Facilities may also be permitted as described below.

11.8.2.2 Other rural land uses including rural industrial and rural commercial uses that cannot be located and/or are not appropriate in a Settlement Area may be permitted in the Rural designation, subject to the development policies of this Plan.

11.8.2.3 Minor institutional uses shall include but not be limited to schools, places of worship and community uses.

11.8.2.4 All commercial and industrial uses that are zoned for the use as of the date of approval of this Plan are also permitted.

11.8.2.5 Uses which are permitted on lots that existed prior to the approval of this Plan are not subject to the Province's Minimum Distance Separation Formulae (MDS).

11.8.3 POLICIES

a) The applicable policies for permitted uses found in the Agriculture designation shall apply to such uses in the Rural designation, unless otherwise identified within this designation.

b) The development of permitted uses in the Rural designation are subject to the following policies:

i. The proposed use shall be appropriate to the rural service level available, including road access, Sewage and Water Services, and fire protection service;

ii. The lot size is adequate for the use and shall be limited to the minimum area required for the use, including Sewage

and Water Services, any required parking, buffering and landscaping;

iii. The proposed use does not cause a traffic hazard;

iv. The proposed use is compatible with the rural and/or agricultural character of the area and surrounding uses;

v. The proposed use can be buffered from adjacent residential uses where appropriate;

vi. The proposed use has little or no impact on Agricultural Uses or the Agricultural System in the area, and where impacts are proven that they can't be avoided, they are mitigated;

vii. For a rural industrial use, the use is not located in the proximity of residential or other Sensitive Land Uses and is in accordance with the applicable Provincial guidelines for land use compatibility and industrial distance separation;

viii. For a rural commercial use, the use must primarily serve the travelling public and tourists to the area on the basis of convenience, access, compatibility with the rural character of the area;

ix. The use may be required to be site specifically zoned within the Township's implementing Zoning By-law;

x. The proposed use will not preclude or hinder the establishment of new Mineral Aggregate Operations within the Aggregate Potential overlay designation on Schedule F; and,

xi. The use may be subject to Site Plan Control.

b) Notwithstanding the above, for lands designated Rural within one kilometre of a defined boundary of a Settlement Area the policies of Section 11.7.3 i) shall apply.

c) Dog kennels may be permitted in the Rural designation as an accessory use subject to an Amendment to the implementing Zoning By-law, and in accordance with Section 6.4 of this Plan.

d) In accordance with the intent of this Plan to maintain the rural landscape and character of the Township, the majority of the new residential Development is directed to Settlement Areas, in accordance with Section 7.1, and existing lots of record. However, a limited amount of new lots for residential purposes may be created in the Rural designation. In this regard, it is a policy of this Plan that no more than one residential lot may be created from any parcel of land (as existing on the date of approval of this Plan), including any qualifying Residence Surplus To An Agricultural Operation as a result of farm consolidation. In considering the creation of a new lot for residential purposes, the Township shall be satisfied that:

   i. The severed lot is located where it would have the least impact on existing and future agricultural operations;

   ii. The proposed and retained lot is a minimum of 0.4 hectares in size and the proposed lot is a maximum of 1.0 hectare, unless a larger lot size can be justified on the basis of the natural features on the property;

   iii. The number of lots on Township roads shall be restricted to avoid Strip Development, maintain the rural character and to maintain the original road function. New lots should generally be infilling in nature between two existing lots or a physical feature located approximately 100 metres apart;

   iv. The proposed lot complies with the Province's Minimum Distance Separation (MDS);

   v. No residential severance has been granted since the original approval date of the previous Severn Official Plan (June 11, 2011); and,

   vi. The proposed lot complies with the criteria set out in Section 17 and all other relevant Sections of this Plan.

e) Public Service Facilities may be permitted in the Rural designation subject to providing appropriate justification that the use cannot otherwise be situated in a Settlement Area.

f) All lands in the Rural designation shall be placed in a Rural Zone in the implementing Zoning By-law, or a Rural Residential Zone

for new rural lots created in accordance with e) above, or a zone that reflects the legally existing land use in accordance with the policies of Section 17.2 of this Plan.

11.9 SHORELINE RESIDENTIAL

The Shoreline Residential designation is the historic recreational areas of the Township supporting cottage properties. The Shoreline Residential designation has maintained this cottage area function and character but has evolved to accommodate permanent residential development in the form of new residential units and/or conversion of existing cottages. However, the primary function of this designation is to provide opportunities for resource-based recreational uses. The Shoreline Residential designation has limited commercial development, diverse geography and has a different character from the other developed areas of the Township. Lands designated as Shoreline Residential are mapped on Schedules B and C to this Plan.

11.9.1 OBJECTIVES

With regards to the Shoreline Residential designation, it is the intent of this Plan to:

a) Ensure that the scale of Development is consistent with the scale and character of the shoreline areas and provides an appropriate balance between built form and the natural characteristics of the shoreline locations;

b) Ensure that the impacts of Development on the Natural Heritage Features and Areas, vegetation, and groundwater resources in the area are minimized;

c) Ensure that development in the Shoreline Residential designation is appropriately serviced by Sewage and Water Services;

d) Ensure that all existing Individual On-site Sewage Services are upgraded wherever possible and consider the use of enhanced phosphorous reducing systems and other tertiary treatment systems, where appropriate;

e) Encourage improvements to the Infrastructure in the Shoreline Residential designation; and

f) Provide adequate and safe Infrastructure to accommodate public access to waterways to minimize negative impacts on the

environment and adjacent residential uses.

11.9.2 PERMITTED USES

Permitted uses on lands designated Shoreline Residential on Schedules B and C to this Plan are single detached dwellings, existing small scale commercial uses such as convenience stores, public parks, bed and breakfast establishments, and home occupations.

11.9.3 POLICIES

11.9.3.1 The Shoreline Residential designation reflects the areas of historic waterfront recreational development. The Shoreline Residential designation shall generally apply to all lands which physically and functionally relate to the waterbody, measured 100 metres inland from the high-water mark, as determined by the provincial or federal government, and is not to be expanded in depth away from the waterbody. Lands which do not physically or functionally relate to the waterbody, although within 100 metres of the waterbody, shall be deemed not to be within the Shoreline Residential designation.

11.9.3.2 For purposes of interpretation of 11.9.3.1, when determining whether lands physically or functionally relate to the waterbody, the following criteria shall be considered:

a) the extent to which the lands or the existing or proposed use of the lands are associated with the waterbody;

b) the existence of topographic features or other terrain constraints (e.g. Wetlands, Hazard Lands) which would limit or orient the proposed use of the land toward or away from the waterbody; and

c) the presence of man-made features (e.g. highways, railway rights-of-way) which would orient the proposed use of the land toward or away from the waterbody.

11.9.3.3 Where either topographic features or physical features such as private or municipal roads intersect with the measurement back from the high-water mark at a lesser measurement than 100 metres, the extent of the Shoreline Residential designation shall be measured to where the feature is only.

11.9.3.4 New residential Development or Redevelopment in the Shoreline Residential designation shall be limited.

11.9.3.5 Additional Dwelling Units shall not be permitted in the Shoreline Residential designation.

11.9.3.6 Development and Redevelopment in the Shoreline Residential designation shall be guided by the applicable policies of this Plan including Section 12.4 and the following;

a) New single detached dwellings shall generally be limited in Gross Floor Area and height and shall, wherever possible, be setback a minimum of 30 metres from the shoreline;

b) Sleeping Cabins (bunkies) within the Shoreline Residential designation will be permitted subject to a one storey height limit unless located on the second floor of an accessory building in which case the total height of the structure should be limited to maintain the character of the area;

c) Boathouses shall be limited to one storey in height;

d) Accessory structures, excluding docks and pump houses, shall be limited to one storey in height, unless containing a Sleeping Cabin on the second floor, and shall be located to the side or rear of the main dwelling unless it meets the minimum front yard requirements of the implementing Zoning By-law. Where practical, they shall be visually screened from the lake or river;

e) All buildings and structures should have regard for the Dark Sky policies of this Official Plan and any municipal By-law; and

f) Docks shall be limited in number, width, and length in order to protect the natural shoreline quality and character.

11.9.3.7 The implementing Zoning By-law shall establish appropriate zones and zone provisions for the Shoreline Residential designation. The zone provisions shall limit the height, width, massing and lot coverage of structures in order to ensure there is an appropriate relationship between built form and the natural environment and to ensure that the character of the area is maintained in accordance with the policies of this Plan. The zone provisions shall also regulate the size and location of shoreline accessory buildings and structures including but not limited to docks, decks and boathouses on a lot and within the adjacent waterbody.

11.9.4 EXCEPTIONS

11.9.4.1 PENINSULA POINT EXCEPTION AREA

The Peninsula Point Exception Area applies to the lands located within Part of Lot 18, Concession 13, Geographic Township of North Orillia, now in the

Township of Severn, known municipally as 1959 Peninsula Point Road and as identified on Schedule C.

11.9.4.1.1 POLICIES

a) The existing commercial tourist establishment may be redeveloped for residential use by plan of subdivision and common elements plan of condominium. The plan of subdivision shall not consist of more than 12 lots, and each lot within the plan of subdivision shall be a Parcel of Tied Land to the common elements condominium on the remainder of the lands. No further lot creation on the lands within the Peninsula Point Special Development Area shall be permitted.

b) The development may include a maximum of eleven (11) single detached dwelling units, and one multi-unit building.

c) The lots within the plan of subdivision may be accessed and have frontage on an internal road within the common elements condominium.

d) ln addition to the uses permitted in the Shoreline Residential designation, either a multiple dwelling consisting of a maximum of three dwelling units or a mixed-use building containing a convenience store and a maximum of two dwelling units shall be permitted.

e) The lands within the plan of subdivision and common elements condominium shall be placed in an appropriate zone in the implementing Zoning By-law.

f) The zoning of the lands may include a Holding Provision. Until such time as the Holding Provision is removed, only the existing uses shall be permitted. The removal of the Holding Provision would be contingent on the following conditions being satisfied:

    i. Satisfactory completion of a Phase I Environmental Site Assessment in accordance with CSA Phase 1 ESA Standard 2768- 01 or Ministry of Environment, Conservation and Parks O.Reg. 153/04;

    ii. If required as a result of the Phase I findings, the satisfactory completion of a Phase II Environmental Site Assessment in accordance with CSA Phase 1 ESA Standard 2768-01 or Ministry of Environment,

Conservation and Parks O.Reg. 153/04;

iii. If required, the filing of a Record of Site Conditions with the Ministry of Environment, Conservation and Parks;

iv. The conditions of draft approval of the plan of subdivision and the common elements condominium description having been satisfied; and,

v. The execution and registration of an agreement with the Township containing provisions outlining the owner's responsibilities and obligations respecting the use of private communal water and sewage disposal systems and indemnifying the Township of Severn.

g) All other applicable polices of the Township of Severn Official Plan shall apply.

h) Notwithstanding anything in Section 7, the development located on lands within the Peninsula Point Exception Area may be serviced by a privately owned, operated and maintained communal sewage treatment facility, subject to an Agreement with the Township addressing the obligations and responsibilities for the use of the private communal sewage treatment facility and Indemnifying the Township. The private communal sewage treatment facility shall only service the buildings and structures within the Peninsula Point Exception Area.

i) Notwithstanding anything in Section 7, the development located on lands within the Peninsula Point Exception Area may be serviced by a privately owned, operated and maintained communal water supply system, subject to an Agreement with the Township addressing the obligations and responsibilities for the use of the private communal water supply system and Indemnifying the Township. The private communal water supply system shall only service the buildings and structures within the Peninsula Point Exception Area.

11.9.4.2 NARROWS ROAD EXCEPTION AREA

The Narrows Road Exception Area, as shown on Schedule B, applies to lands legally described as Lot 19, Concession 14 (Geographic Township of Tay), Township of Severn on Plan 51M-1192 and known municipally as 3600 Narrows Road at the time of approval.

11.9.4.2.1 Narrows Road Exception – Area 1

a) A maximum of 14 shoreline residential lots are permitted by plan of subdivision (“subdivision plan”) on the total land holding, subject to the submission of the following reports to the satisfaction of the County of Simcoe and the Township of Severn:

- Environmental Impact Study;
- Hydrogeological Impact Study
- Functional Servicing and Storm water Management Report; and,
- Traffic Review.

The shoreline residential lots are to be parcels-of-tied land (“POTL’s”) to a common elements condominium plan (“condominium plan”) that includes a common elements condominium road (“condominium road”) for vehicular access and a common elements condominium private recreational amenity area (“recreational amenity area”) which provides the owner(s) of each POTL with access to shoreline recreational amenities such as common docking facilities. Prior to final approval of the subdivision plan and the condominium plan, written confirmation shall be provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry that the condominium road providing vehicular access to Lots 2 to 7, as well as access for all lots within the subdivision plan to the recreational amenity area, is permitted.

Prior to final approval of the subdivision plan, the condominium road shall be constructed in accordance with the requirements of the Subdivision / Condominium Agreement.

b) The lots are not permitted to have a dock.

c) The permitted uses and special provisions shall be implemented by a site- specific Zoning By-law Amendment and site plan control. The Zoning By- law Amendment shall include a Holding (H) Provision. The Holding (H) Provision shall be removed at such time as a Subdivision/Condominium Agreement is registered on title.

d) Development of each individual lot is subject to Site Plan Control which addresses such matters as: development envelopes which

avoid significant natural heritage features/buffers; the location of all structures and driveways; well and sewage disposal services; vegetation removal and grading; and storm water management and erosion control if applicable.

e) The recommendations of the associated technical reports, including the 2016 Environmental Impact Study, Hydrogeological Impact Study, Functional Servicing and Storm water Management Report, and the Traffic Review, including any updates thereto or additional reports, will be implemented through the conditions of draft plan of subdivision and draft plan of common elements condominium approval, the Subdivision/Condominium Agreement, the site specific Zoning By-law Amendment and Site Plan Control approval as applicable.

f) The boundaries of the Development Area 1 designation are approximate and minor adjustments to the boundaries will not require an Amendment to the Official Plan or to the site-specific Zoning By-law provided the intent of the policies is maintained.

11.9.4.2.1 Narrows Road Exception – Area 2

a) This area is intended to be left in a natural state for the protection and conservation of wildlife and habitat. The permitted uses are public uses/public utilities.

b) Development, buildings, structures, vegetation removal and site alteration (such as grading, filling and dredging) are not permitted except in approved locations to enable construction of the permitted uses. Docks are not a permitted use.

c) The permitted uses and special provisions shall be implemented by a site-specific Zoning By-law Amendment and Site Plan Control. The Zoning By-law Amendment shall include a Holding (H) Provision. The Holding (H) provision shall be removed at such time as a Subdivision/Condominium Agreement is registered on title.

d) The recommendations of the associated technical reports, including the 2016 Environmental Impact Study, Hydrogeological Impact Study, Functional Servicing and Storm water Management Report, and the Traffic Review, including any updates thereto or additional reports, will be implemented through the conditions of draft plan of subdivision and draft plan of common elements

condominium approval, the Subdivision/Condominium Agreement, the site specific Zoning By-law Amendment and Site Plan Control approval as applicable.

e) The boundaries of the Policy Area 2 designation are approximate and minor adjustments to the boundaries will not require an Amendment to the Official Plan or to the site-specific Zoning By-law provided the intent of the policies is maintained.

11.10 COUNTRY RESIDENTIAL

The Country Residential designation recognizes and designates existing estate and country estate developments in the Township.

11.10.1 OBJECTIVES

It is the intent of this Plan to:

a) Recognize existing Country Residential developments and provide development policies to ensure these living places remain important components of the Township's housing supply;

b) Ensure that the existing developments remain compatible with the rural character and landscape of the Township; and

c) Provide policies to guide the use and development of the existing developments.

11.10.2 PERMITTED USES

Permitted uses on lands designated Country Residential on Schedules B and C to this Plan are limited to single detached dwellings within existing residential subdivisions, and common open spaces, as part of the overall development's design, Additional Residential Units, home occupations, bed and breakfast establishments and accessory uses subject to the applicable policies of this Plan.

11.10.3 POLICIES

11.10.3.1 New Country Residential subdivisions are not permitted.

11.10.3.2 Infill Development within existing Country Residential designations shall be permitted by consent when the proposed lot(s) is able to satisfy the provisions in Section 17.5.3.3 and the proposed lot(s) is consistent with the established lot sizes of the area.

11.10.3.3 The development of existing Country Residential subdivisions shall provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics. The lots should be well proportioned and of regular shape and dimensions so as to discourage the creation of long narrow lots. Notwithstanding the range listed above, the ultimate size of lots will be determined through detailed hydrogeological and soil analysis which confirms the ability of the site's soils to assimilate the waste from the private Individual On-site Sewage Services.

11.10.3.4 Country Residential areas shall be zoned in a separate zoning classification in the implementing Zoning By-law which shall include suitable provisions and regulations to govern the development and use of such lands.

11.11 AGGREGATE RESOURCES

The Aggregate Resources designation identifies existing licensed mineral aggregate operations and associated lands within the Township and outlines the policy context from a land use planning perspective to guide their use and development. Lands designated as Aggregate Resources are shown on Schedules B, C, and D to this Plan. Schedule G to this Plan shows areas of Aggregate Potential. Section 16 policies of this Plan are also applicable.

11.11.1 OBJECTIVES

It is the intent of this Plan to:

a) Recognize existing licensed Mineral Aggregate Operations;

b) Protect existing Mineral Aggregate Operations and Mineral Aggregate Resources from activities that would preclude or hinder their continued use or expansion;

c) Minimize conflicts between Mineral Aggregate Operations and sensitive and incompatible land uses;

d) Ensure that new Mineral Aggregate Operations are located where there will be little or no impact on natural heritage features and functions;

e) Ensure that Mineral Aggregate Operations are developed in an orderly fashion and thus not creating the necessity for major

improvements to roadways over long distances;

f) Ensure that the Haul Routes used are appropriate and future Haul Routes are protected from non-compatible uses; and,

g) Ensure that extractive activities are carried out with minimal environmental and social cost.

11.11.2 PERMITTED USES

a) The uses permitted on lands designated Aggregate Resources designation are limited to quarrying and the extraction of gravel, sand and other aggregates and associated facilities used in extraction, transport, beneficiation, processing or recycling of aggregate resources and derived products including asphalt and concrete, or the production of secondary related products.

b) Existing licensed Mineral Aggregate Operations shall be permitted to continue without the need for further Amendments to this Official Plan, a rezoning or a development permit under the *Planning Act*.

11.11.3 POLICIES

a) All new Mineral Aggregate Operations and expansions to existing Mineral Aggregate Operations shall require an Amendment to the Official Plan to the Aggregate Resources designation and an Amendment to the implementing Zoning By-law as well to satisfy the requirements of the *Aggregate Resources Act* or its successor.

b) Applications for proposed new and/or expansions to existing Mineral Aggregate Operations shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan, and, if approved under the *Aggregate Resources Act*, will operate under a site-specific license/permit as issued by the Ministry of Northern Development, Mines, Natural Resources or its successor.

The Township will use the policies in Section 16 of this Plan for specific criteria when reviewing an Official Plan Amendment to permit a new or expanded mineral aggregate operation as well as all other relevant policies of this Plan.

The implementing Zoning By-law shall place all lands within the

Aggregate Resources designation in a zone that reflects the designation.

11.12 MAJOR RECREATION

The Major Recreation designation as shown on the Schedules to this Plan applies to the major private recreational uses that were in existence or approved on the date this Plan was adopted by Council.

11.12.1 OBJECTIVES

It is the intent of this designation to:

a) Provide for the development of land extensive recreational uses that are compatible with the rural character of the Township;

b) Ensure that new uses are properly planned and located and serviced with an appropriate supply of Sewage and Water Services; and,

c) Ensure that new recreational uses will not have an impact on the environmental, hydrogeological and agricultural resources of the Township.

11.12.2 PERMITTED USES

a) Permitted uses in the Major Recreation designation include open-air recreational uses such as golf courses, conservation clubs, cross country ski facilities, mountain bike facilities, and similar uses.

11.12.3 POLICIES

a) Only existing uses are designated by this Plan.

b) The Development of any new major recreation use shall require an Amendment to the Official Plan and the implementing Zoning By-law and shall be subject to Site Plan Control.

c) Major expansions to existing uses shall also require an Amendment to the Official Plan and the implementing Zoning By-law and shall be subject to Site Plan Control.

d) Before considering an Amendment to the Official Plan and Zoning By- law, Council shall be satisfied that:

i. The proposed use is compatible with Normal Farm Practices and the rural character of the area;

ii. The proposed use is located on a County road or a local road, where traffic impacts on the rural character of the area would be limited;

iii. The proposed use can be designed and sited to blend in with surrounding land uses;

iv. There will be no negative impacts on any natural heritage features and ecological functions on the subject property and surrounding lands;

v. The proposed use can be appropriately buffered from adjacent uses; and,

vi. 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 implemented.

11.13 HIGHWAY EMPLOYMENT

The Highway Employment designation as shown on Schedules B and C to this Plan applies to those employment lands in the Township which are important employment lands supporting the local economy and Township's economic base.

11.13.1 OBJECTIVES

It is the intent of this Plan to:

a) Recognize and protect the existing Highway Employment uses including Employment Areas, and the maintenance of those elements which contribute to the success of this area for employment uses;

b) Ensure that the design of new employment Development is sensitive to the character of the Township and contributes to the improvement of the appearance of the highway and arterial road corridors;

c) Promote the existing businesses and industries and associated activities and enhance their capacity to contribute to the economy

of the Township;

d) Provide for the Development of new employment uses which are compatible with the existing commercial and industrial development;

e) Ensure that new employment uses will not have an impact on the environmental and hydrogeological resources of the Township; and,

f) Ensure that the scale of development is compatible with the role and function of the highway locations.

11.13.2 PERMITTED USES

a) The land designated Highway Employment will be used primarily for those uses which rely upon vehicular traffic and the motoring public for their economic existence and/or uses that serve the residents of the Township;

b) Permitted uses may include, but shall not necessarily be limited to, motels, eating establishments inclusive of drive-in or take-out restaurants, taverns, motor vehicle service stations and dealerships, motor vehicle gasoline bars, self-storage units, auction barns and farm implement sales and service establishments, marine sales and service establishments, recreational vehicle and trailer sales and service establishments, land extensive uses such as a builder's supply outlet, garden nursery sales and commercial greenhouses, animal hospitals, gift or antique shops, arts and craft shops, micro brewing and distilling operations, service shops (light and personal), farmers market or other similar uses which serve the specialized needs of area residents on an occasional basis; and,

c) In certain circumstances the size, configuration, and location of the Highway Employment designation will lend themselves to other forms of commercial or dry industrial uses, some of which may be permitted in other land use designations in this Plan. Council may permit retail and service commercial uses and light industrial uses that may not be dependent solely on passing traffic. Council will, in the Comprehensive Zoning By-law, identify the size and type of these additional uses.

11.13.3 POLICIES

11.13.3.1 Lands designated as Highway Employment are primarily intended for those uses and activities which place a heavy reliance upon vehicular traffic and the motoring public to maintain their economic existence. It is the policy of this Plan to encourage the development of such uses and activities adjacent to similar uses in accordance with good design principles. Specific regard shall be had for the means of ingress and egress to such areas so as to not create a traffic hazard or result in the disruption of through traffic movements.

11.13.3.2 No new shopping malls shall be permitted within the Township of Severn outside of a Settlement Area.

11.13.3.3 Regard shall be had for the compatibility of the Highway Employment with uses in adjoining areas so as to ensure that the Highway Employment uses will not have a detrimental effect upon adjoining properties and use of the road. Development or Redevelopment proposals shall incorporate reasonable site planning standards which will result in a desirable civic design including the following:

a) Adequate buffer shall be provided between the commercial use and any adjacent residential uses. Such buffer area may include the provision for grass buffer strips and appropriate planting of trees and shrubs and/or fencing.

b) Adequate off-street parking facilities shall be provided for all permitted uses, and access points to and from such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

c) In the absence of municipal water supply and sewage treatment systems, only those Highway Employment uses which place no demands for water supply or sewage disposal, beyond the requirements than can be normally accommodated and permitted on the property in accordance with both Provincial and Township requirements.

d) Highway Employment uses should be encouraged to consolidate in nodes adjacent to similar uses and shall not be permitted to develop in an indiscriminate manner, particularly in those areas which demonstrate a high resource capability for agriculture or aggregate resources. Wherever possible, Highway Employment uses and activities should be encouraged to locate adjacent to major roads and highways within the areas designated under this Plan. Further new Highway Employment uses proposed in close proximity to existing residential areas and Settlement Areas should be designed with the intent of providing adequate

pedestrian and vehicular access to these built-up areas, as well as servicing the travelling public. These measures can be assured through effective site plan control measures.

e) An application for an Amendment to this Plan or the implementing By-law, to allow for the development of a permitted use, shall be accompanied by a site plan prepared in accordance with the requirements of this Plan.

f) Development proposals under the Highway Employment designation shall be encouraged to provide access from service roads and/or secondary roads.

11.13.3.4 The policies of this section shall be considered when an application for Site Plan Approval is submitted on a property designated Highway Employment:

a) Adequate parking and loading facilities shall be provided on the site.

b) Adequate buffering from adjacent residential uses shall be provided on site.

c) No new entrances to Highway 11 shall be permitted. As a result, new uses must be accessed by an existing non-residential entrance in accordance with the requirements of the Ministry of Transportation or an entrance from a municipal or County road.

d) Buildings shall be designed to blend in with their surroundings and with other buildings in the area.

e) Landscaping will be encouraged to enhance the site and surrounding area.

f) A high standard of landscaping will be encourage on the lands adjacent to Highway 11.

g) Outdoor storage areas shall be substantially screened from view from passing traffic on Highways 11, 12, and Highway 400.

h) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features shall be utilized to ensure that there is adequate screening between the uses.

i) Land Use and Building Permits will be required from the Ministry of Transportation.

11.13.3.5 All lands within the Highway Employment designation shall be placed in an appropriate Zone in the implementing Zoning By-law.

11.14 RESORT EMPLOYMENT

The Resort Employment designation is applied to areas presently developed for purposes such as resort uses and marinas. Development of new resorts and marinas will require an Amendment to this Plan.

11.14.1 OBJECTIVES

a) Throughout the Township, and particularly the shoreline areas, there exists a significant natural recreational resource base, which is capable of sustaining moderately intensive activities in terms of lodging, and access to the shoreline for various activities.

b) It is the intent of this Plan to provide for the continuation of existing tourist establishments and Resort Employment uses and, wherever possible, to promote the further development of this component of the local economic base in keeping with changing lifestyles and activities.

11.14.2 PERMITTED USES

11.14.2.1 The uses permitted in the Resort Employment designation shall be limited to tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary and seasonal basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses.

a) Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort use shall also be permitted. A single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker or other similar personnel including staff members.

11.14.3 POLICIES

11.14.3.1 Regard shall be had for the layout and design of resort uses such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.

11.14.3.2 It is the intent of this Plan to encourage an adequate setback of development from the shoreline areas for buildings, structures and uses requiring proximity to the water such as docks, boat houses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.

11.14.3.3 It shall be the policy of this Plan to require a minimum of five percent of the gross area associated with those resort uses which provide accommodation for improved outdoor purposes. For the purposes of this Plan, improved outdoor areas shall mean lands which have been graded and levelled and as may be necessary, sodded or seeded or otherwise enhanced so as to provide suitable areas and facilities for the use and enjoyment of visitors or patrons.

11.14.3.4 An application for Development of a resort use which requires an Amendment to either this Plan or the implementing Zoning By- law shall be accompanied by a detailed Hydrogeological Report with respect to the adequacy and quality of groundwater supplies impact on surrounding land uses/wells and the ability of the soils to sustain development on the basis of private services. All private Individual On-Site Water Services and Individual On-Site Sewage Services shall be installed in accordance with the authority responsible for their approval.

11.14.3.5 In considering an application for an Amendment to this Plan to permit the Development of a resort use, Council shall have regard for the physical suitability of the site and the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan. Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses in accordance with the provisions of Section 4.5.

11.14.3.6 The Development of new resort uses shall comply with the provisions of the Minimum Distance Separation as may be amended from time to time.

11.14.3.7 An application for an Amendment to this Plan or the implementing By-law to allow for the Development or expansion of a resort use shall be accompanied by a site plan prepared in accordance with the provisions of Section 4.2 of this Plan.

11.14.3.8 Applications for a change of tenure for a Resort use, including but not limited to fractional ownership, land lease and/or condominium shall not be supported without an Amendment to this Plan.

11.14.3.9 Any proposed conversion from the existing commercial uses in an existing Resort Employment designated resort use to other commercial uses must

maintain the marina function where such function provides water access, docking and parking facilities for private property owners with water access only property.

11.14.3.10 It shall be the policy of this Plan that resort uses shall be zoned in a separate classification in the implementing Zoning By-law, where suitable provisions and regulations shall be prescribed to govern the development and use of such lands.

11.15 WASTE DISPOSAL

There are seven Waste Management Sites, both active and closed, within the Township as mapped on Schedules B and C to this Plan in the Waste Disposal designation, and shown on Schedule F. The County is the Township's service provider for solid waste management. Waste Management Sites, and land uses within their vicinity, shall be located and designed in accordance with the *Environmental Protection Act* and the *Planning Act* and the policies of this Plan including Section 8.7.

11.15.1 OBJECTIVES

a) To encourage reduction, reuse, and recycling of household and construction waste; and,

b) To protect the health, safety, and welfare of residents and the community from the potential adverse effects of Waste Disposal Site activities by restricting or controlling development in proximity to Waste Disposal Sites.

11.15.2 PERMITTED USES

a) Permitted uses include closed Waste Management Sites and uses associated with currently licensed Waste Management Sites under Part V of the *Environmental Protection Act.*

b) Only Waste Management Sites and approved accessory uses as per the Environmental Compliance Approval issued by the Province are permitted on lands hosting Waste Management Sites.

11.15.3 POLICIES

a) The County is responsible for the development, operation, monitoring, maintenance and rehabilitation of County owned and operated Waste Management Sites. Policies with respect to the County sites are contained within the County of Simcoe Official

Plan.

b) The Township and private owners are responsible for the development, operation, monitoring, maintenance and rehabilitation of their respectively owned Waste Management Sites in accordance with applicable legislation.

c) The policies of Section 8.7 apply to all Waste Management Sites and lands identified as the D-4 Assessment Areas.

d) In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use in a D-4 Assessment Area or for a new or expanded Waste Management Site, appropriate studies dealing with the matters set out in Section 8.7 shall be submitted with the application.

e) An Amendment to this Plan will be required for a new or expanded Waste Management Site.

f) Deletion of a Waste Disposal Site by the Province does not require an Amendment to this Plan. A modification to the fill area of a closed Waste Disposal Site or reduction to the assessment area by the Province also does not require an Amendment to this Plan.

g) All new septage spreading proposals shall require an Amendment to this Plan and the implementing Zoning By-law.

h) Closed Waste Disposal Sites shall not be re-opened and licensed without Amendment to this Plan and subject to the full requirements for a new disposal site.

SECTION 12 ACHIEVING WELL DESIGNED SPACES

12.1 COMMUNITY DESIGN

12.1.1 Urban design is the process of providing guidance relating to the form and function of communities or specific areas and that focuses on massing, or the organization of buildings and spaces. Urban design is intended to help create unique and liveable places within the Township and in particular, to help create a unique sense of place in all of its Settlement Areas. It is Council's intent to:

a) Create liveable, mixed-use neighbourhoods designed for people;

b) Create through a highly inter-connected road network and transportation system, neighbourhoods, commercial and employment areas that are designed and built for pedestrian, cyclists, transit and automobiles;

c) Create neighbourhoods which are diverse in use and population with a range of Housing Options for residents with different needs and incomes;

d) Create public places which foster a sense of community pride and well- being;

e) Protect ecologically significant lands for the benefit of the residents; and,

f) Require a high standard of architecture and landscape on both public and private lands.

12.1.2 The Township's urban design and place making goals and objectives shall be:

a) To create a strong community framework by:

i. Enhancing the unique character of the community by encouraging 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 goals;

ii. Improving the aesthetic quality of the built form and promote development which is based on good design principles and standards; and

iii. Aligning streets and open space to maintain, create and enhance connections to parks, natural heritage features, and residential, commercial, institutional and employment areas.

b) To create a mixed–use, walkable, livelable communities by:

i. Creating ~~pedestrian~~ active transportation oriented, and walkable mixed-use areas with a highly inter-connected road networks, open space areas and slower traffic movements; and

ii. Locating Public Service Facilities and community uses within easy walking distance.

c) To create an enhanced open space system by:

i. Linking the open space system with existing natural features such as streams, woodlots, etc.;

ii. Incorporating developed open space through the inclusion of storm water management facilities, parkland, recreational trails and landscaped streetscapes; and

iii. Facilitate access and visibility of the open space system to preserve view corridor through the design of roads, pedestrian connections and linkages.

d) To create a diverse community framework by:

i. Encouraging a mix of lot sizes, building types, and architectural styles that contributes to a diverse, attractive, coordinated streetscape; and

ii. Creating a community image through landscape treatment, street trees, street furnishing, paving material, lighting, and signs.

12.1.3 The Township's expectations for the use of good community design through urban design shall apply to all areas and forms of development in the Township including but not limited to shoreline development, residential subdivisions, mobile home parks and expansions there to, and commercial and industrial developments.

12.1.4 The Township may develop an Urban Design Guidance Document which would be applicable Township-wide, to a specific Settlement Area, or to a specific class of development or area of the Township. The Township may require an Urban Design Brief and/or Plan to be submitted in support of a development application to demonstrate how the application will conform with the guidelines and implement the design recommendations for the development.

12.1.5 The Township supports the implementation of Crime Prevention through Environmental Design (CPTED) principles as part of the Site Plan Control process to ensure Development or Redevelopment has regard for the safety and security of all persons. The Township may require a CPTED Report to be prepared by a qualified professional, in accordance with the CPTED objectives and policies of this Plan, as part of the Site Plan Control process.

12.2 ARCHITECTURAL DESIGN

12.2.1 For the purposes of this Section the following areas of the Township are deemed suitable for the application of the Architectural Control provisions of Subsection 41(4) of the *Planning Act* including but not limited to the character, scale, appearance and design features of buildings and their sustainable design:

a) The Settlement Areas as designated by this Plan;

b) Shoreline areas and communities;

c) Individual plans of subdivision whether within or outside the designated Settlement Areas; and

d) Non-residential developments outside Settlement Areas that would benefit from architectural control.

12.2.2 Where Council has determined to impose architectural control in accordance with this Plan, it shall first develop an architectural control guideline addressing the full range of architectural matters including transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space. The guidelines will provide clear design guidance on the design of individual buildings and houses through proper articulation of their built form, and they

will also provide direction on how the houses and/or buildings and other design elements will work together to contribute to a harmonious and attractive streetscape.

12.3 PLACE MAKING

12.3.1 Strengthening the connection between people and the places they share, place making refers to a collaborative process by which the Township can shape the public realm in order to maximize shared value. More than just promoting better design, place making facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. Based on community participation at its core, an effective place making process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to resident and visitor health, happiness, and well-being.

12.3.2 The Township, through the policies and tools of this Plan may consider establishing a place making program for the key areas of the community including but not limited to the designated Settlement Areas, public spaces and parks including waterfront parks, community facilities, and other areas deemed by Council.

12.4 SHORELINE DEVELOPMENT

12.4.1 The character of the shoreline areas is different than the agricultural or rural areas of the Township. The shoreline area is defined as any area of the Township that is physically or ecologically connected to a Lake, River or Waterbody with the exception of small streams and intermittent drainage features. Shoreline character is linked to the natural and built form which is oriented toward the lakes and rivers in the Township. Natural form includes predominantly vegetated shorelines. Built form includes mostly residential development interspersed with some commercial development, primarily resorts and marinas. The Shoreline area is the focus for living, recreation, relaxation, water supply, and support for fisheries and Wildlife Habitat, among others. Where Development occurs in the shoreline area, it should enhance and protect, where possible, those qualities that contribute to unique character of the area.

12.4.2 Natural form should dominate the character of the Township’s shorelines. Natural shorelines may visually screen Development viewed from the water and buffer uses. Shorelines shall be encouraged to be maintained in a predominantly natural state with native and non-invasive tree cover and ground vegetation retained or enhanced as development occurs.

12.4.3 Shoreline character evolves over time. Traditionally, tourist commercial as well as residential development has contributed to the character and

economic viability of the Township. This development remains a part of the present character of the shoreline areas. Development shall be encouraged to maintain and improve the historic connections of the waterfront. Resorts and marinas shall be encouraged to develop and expand in a manner that complements the shoreline areas.

12.4.4 The Development and Redevelopment of the shoreline areas shall be guided by the policies of this Section, the appliable land use designation, and the following:

a) Minimize the negative impact of Development by encouraging the preservation, protection and enhancement of natural vegetation as much as practical. To achieve this, a minimum setback of 30 metres to the shoreline shall be encouraged for all Development. The implementing Zoning By-law shall include a setback from the controlled or high-water mark for all new Development, including additions, renovations and new construction along the shorelines of all lakes and rivers;

b) High profile Development shall generally not be permitted. The height of any structure should be appropriate to its setting and terrain, including slope, tree cover, setbacks, and architecture and should not exceed the height of the tree canopy;

c) Architectural designs which soften the appearance of structures shall be considered to minimize the prominence of structural development along the shoreline. In this regard, walkout lower levels will be encouraged where naturally integrated into the landscape;

d) Private roads serving waterfront lots are encouraged to blend in with the waterfront setting and terrain, taking into account slope, tree cover, alignment, and road surface and avoid fragmentation of a natural feature;

e) Development shall be located and designed to respect and protect the long-established character of development in the shoreline areas and its unique sense of place with an appropriate balance between built form and the natural environment. Where Development is proposed in areas with prominent public views, encouragement shall be given to the dedication or acquisition of such lands for the purposes of conservation, public access, trails, and/or portages;

f) The retention of trees and native vegetation shall be encouraged

through development agreements as a condition of planning approvals (i.e. site plan, consent, minor variance, etc.) to uphold the visual and environmental integrity of the shoreline;

g) Development should be screened through the preservation and enhancement of vegetation in the waterside yard of waterfront lots. Where little or no natural buffer exists, re-naturalizing will be required, where possible. Minor accessory structures and an access pathway to the shoreline are permitted;

h) All buildings and structures should have regard for the Dark Sky policies of this Official Plan and any municipal By-law;

i) Blasting and Site Alteration shall generally not be permitted within the riparian zone which is typically associated with the first 30 metres of the shoreline. Minimal blasting may occur beyond 30 metres from the shoreline provided that any work supports the goals and objectives of the Official Plan and subject to Township By-laws and that all blast rock shall be removed from the shoreline; and

j) Development and Site Alteration within the immediate shoreline area may be subject to approval by the Trent Severn Waterway, Parks Canada or the Ministry of Natural Resources and Forestry.

12.4.5 The Township may consider implementing a Community Planning Permit System (CPPS) for the shoreline area. The development of a future Community Planning Permit System in the shoreline area shall consider but not be limited to the following:

a) The Township encourages the development of guidelines in cooperation with local cottage associations and with all the residents of the shoreline communities to address the full range of built form issues and to protect the area’s unique sense of place;

b) The guidelines for new buildings or additions and renovations should promote a complementary bulk and massing design relationships to existing buildings in the shoreline area, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms;

c) The guidelines for buildings should have regard to appropriate setbacks and the protection of vegetative buffers and the unique landscape elements that create the unique sense of place of the

shoreline area. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest;

d) The guidelines should encourage buildings to be oriented to the lake, where possible, and their principal building facades with an appropriate design should be oriented to the lake. Buildings located at major vista terminations on the lake or channels, or on view corridors on the lake, may be given special treatment through the use of massing and building articulation strategies, such as special roof treatments, use of special cladding materials and lighting fixtures, and landscaping where appropriate;

e) The guidelines should encourage and require the maintenance or creation of shoreline buffers, limited and controlled hardscaping, and the re-naturalization of the shoreline utilizing native species;

f) The intent of the guidelines would be to ensure that all new buildings and structures blend into the natural environment, protect the shoreline character, and preserve the historic architectural characteristics of the area; and

g) Once approved, the Community Planning Permit System and related guidelines shall be used in the consideration and approval of all development applications in the shoreline area.

12.4.6 Municipalities presently do not have jurisdiction over surface water usage. As a statement of policy, the Township will not permit floating dwellings or similar structures which are substantially unpowered and supported by a barge type hull or piers capable of remaining in the water year-round and which are used for either residential or commercial purposes.

12.5 COMPLETE STREETS

12.5.1 The Township will establish a Complete Streets approach for the design of new streets, as well as the refurbishment and reconstruction of all existing Arterial, Collector and Local Roads, particularly with the designated Settlement Areas, to accommodate the needs and safety of all road users. As such, the Township shall:

a) Provide for the needs of travelers of all ages and abilities in all planning, programming, design, construction, operations, and maintenance activities and products on the public road network;

b) View all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in the Township and to recognize bicycle, pedestrian, and transit modes as integral elements of the Township's Transportation System;

c) Ensure bicycle, pedestrian, and transit interests are appropriately represented on interdisciplinary planning and project delivery development teams;

d) Build "Complete Streets" that facilitate bicycle, pedestrian, and transit travel, beginning early in system planning and continuing through project delivery, maintenance and operations;

e) Within the commercial and service areas of the Settlement Areas, a "Pedestrian First" principle shall apply to all design and capital works as a significant part of implementing the Township's visions for its Settlement Areas; and,

f) Promote collaboration and partnerships among Provincial and County governments, all Township departments and community stakeholders to plan, develop, and maintain a network of Complete Streets.

12.5.2 The Township may prepare a Complete Streets Manual that outlines statutory requirements, planning policy, and project delivery procedures to facilitate multimodal travel, which includes connectivity to public transit for bicyclists and pedestrians, and that provides tools and establishes processes that ensure regular maintenance and operations activities meet the safety and mobility needs of cyclists, pedestrians, and transit users. The Complete Streets Manual should be developed in consultation with the County, and should include consideration of:

a) Reduced maximum right-of-way and reduced maximum traffic lane widths;

b) Permission for on-street parking;

c) A hierarchy of bike lanes, from fully separated to demarcated to sharrows;

d) Requirements for wider sidewalks and mid-block pedestrian crossings;

e) Requirements for transit amenities; and,

f) The use of design features such as curb bump-outs, enhanced medians and boulevards and defined standing areas for pedestrians and/or cyclists at intersections.

12.5.3 Complete Streets are an important component of an Active Transportation and trail system. In order to ensure that amenities are provided to support Active Transportation and trails:

a) Amenities, such as secure bicycle parking, benches, rest areas, shade opportunities, public washrooms, etc., that support Active Transportation and trails shall be encouraged in the development of all parks and open space, roads and buildings;

b) Streetscape features such as trees, lighting fixtures, directional and street signs and street furniture shall be complementary in their design and located in an integrated manner to avoid visual clutter;

c) Roadway development and redevelopment should consider a high standard of design to support active transportation and trail networks;

d) Roadway development and redevelopment should consider opportunities for bicycle lanes, expanded shoulders, trail routes and pedestrian sidewalks;

e) Opportunities for improving landscaping and lighting within rights-of-ways should be explored to improve street aesthetics;

f) Street lighting shall, where appropriate, incorporate pedestrian-level lighting to maintain pedestrian safety;

g) Sidewalks and bicycle lanes shall be an appropriate width to be accessible to all members of the community and appropriate signage providing directions to destinations, community facilities, etc. are incorporated; and

h) The design of streetscapes, building orientation and traffic flow should be planned to provide safe pedestrian and cycling access and movements on main streets and other activity areas.

12.6 SITE PLAN CONTROL

12.6.1 In accordance with the provisions of the *Planning Act*, all lands within the corporate limits of the Township of Severn are described as a Site Plan Control area and may be designated as such in a Site Plan Control Area By-law enacted by the Township.

12.6.2 The Site Plan Control By-law may exempt the following uses from the requirement to obtain Site Plan Approval:

a) Single detached residential development;

b) Agricultural and farm related buildings or structures that are utilized in farming operations and do not directly serve the public and/or do not charge public use fees;

c) A Mineral Aggregate Operation licensed under the Aggregate Resources Act;

d) Minor renovations and extensions;

e) Accessory buildings and structures; and,

f) Other areas or developments as deemed appropriate by Council.

12.6.3 Site Plan Control considerations require that plans include or address the following:

a) The massing and conceptual design of the proposed building(s) to encourage that the Development is of high quality and compatible

with adjacent uses and the Natural Heritage Features and Areas;

b) Promote compatibility with adjacent and neighbourhood land uses through the relationship of the proposed building to adjacent building, streets, and exterior areas to which members of the public have access;

c) Encourage the maintenance or restoration of vegetation or natural vegetative buffers, or provision of landscaping.

d) Show plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing fewer than 25 dwelling units;

e) Matters relating to building construction as required by the *Building Code Act*;

f) Provide for safe, efficient and appropriate movement of vehicular, vessel and pedestrian access;

g) Ensure the conveyance of road widening and easements required by the Township, County, Province or a public utility;

h) Ensure that facilities are designed for persons with disabilities and older persons;

i) Ensure proper grading, storm water management, sewage disposal including the proper disposal of grey water, where applicable and construction mitigation measures are provided and shown on the plans;

j) Ensure storage facilities, loading facilities, waste disposal (garbage, recycling, organics) areas, parking areas and driveways are provided in an appropriate manner so as not to impede traffic flow or endanger pedestrians, and to facilitate a positive visual effect;

k) Ensure the appropriate use of lighting, walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of areas to enhance land use compatibility and facilitate a safe and visually pleasing environment;

l) Ensure the safe storage of hazardous materials or equipment where applicable;

m) Address matters related to any report or drawing which was required as part of the application; and,

n) Other items as permitted under the *Planning Act*.

12.6.4 An application for Site Plan Approval, in addition to the requirements outlined within Section 4.2, shall provide a site plan drawing that demonstrates the form of development and will require:

a) The location of all buildings and structures to be erected including future phases;

b) The location of all facilities and works to be provided;

c) The location of all facilities and works for road widenings, access ramps, driveways, parking, curbs, directional signs, loading spaces, surface materials, facilities for accessibility for persons with disabilities, walkways and pedestrian access, lighting, fire routes, and waste storage; and

d) Easements and grading.

12.6.5 In exercising Site Plan Control, consideration shall be given to minimizing the potential impact of the application of road salt within Source Water 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 run-off outside of vulnerable areas or to storm sewers; and,

d) Provide for quality control measures to limit migration of sodium chlorides in storm run-off.

12.6.6 The Township shall require the entering into a Site Plan Agreement as a condition of Development of the lands. Such agreements shall be required prior to the issuance of a building permit and shall be registered on the title to the lands.

12.6.7 New and existing developments are encouraged to provide exterior lighting that avoids trespass and glare on neighbouring properties, and lighting should be directed downwards rather than outwards. Lighting design and standards shall consider the following:

a) Full cut off Dark Sky compliant lighting shall be required for all Site Plan Control applications where appropriate and where not required for safety and security reasons;

b) Exterior lighting shall not interfere with roads and Transportation Systems;

c) The Township may require a detailed lighting plan and photometric study for any Site Plan Control and Plan of Subdivision/Condominium application; and

d) The Township may consider enacting an Outdoor Lighting By-law, or similar, in accordance with the *Planning Act* and *Municipal Act*, to address Dark Sky lighting and/or light trespass in specific areas or classes of development in the Township.

12.7 TREE PLANTING AND PRESERVATION

12.7.1 The Township may consider enacting a Tree Conservation By-law, in accordance with the *Municipal Act*, to limit the removal of trees and/or vegetation in all or specific areas of the Township on lots that are not subject to the County of Simcoe Forest Conservation By-law.

12.7.2 The Township may *alternatively* consider an education and outreach initiative aimed at informing the public of the benefit of tree retention.

12.7.3 The Township may consider establishing a street boulevard tree planting program and a Settlement Area planting program which should include:

a) Locations and distribution of street trees;

b) Appropriate tree species; and,

c) Design and planting specifications.

12.7.4 The Township generally requires two trees per lot for all new residential Development Application (subdivision, consent, etc.) and this policy may be incorporated into the Township's Engineering Design Standards. Alternatives to this requirement may be approved to the satisfaction of the Township where the proposal generally meets the requirement for tree planting and preservation.

SECTION 13 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

13.1 OUR SHARED NATURAL LEGACY

13.1.1 The natural environment in Simcoe County and particularly in Severn Township, is an incredible wonder. The natural environment in the Township of Severn frames its sense of place, it defines Severn's communities and neighbourhoods, defines how residents interact with the local landscape, underpins the local economy, and it helps define the day-to-day lives of Severn's residents, visitors and businesses. The Township's abundant forests, rivers, lakes and wetlands create the green structure of the Township with approximately 70 percent of its land base being part of the natural heritage system. It is a goal of this Plan that decisions regarding the natural heritage system will be based on the longer-term benefits for people, the economy and for nature itself.

13.1.2 The natural heritage system of the Township and its protection and enhancement is a shared responsibility of all levels of government and in partnership with the residents and property owners who have shown incredible stewardship of the natural assets of the Township. While a shared responsibility, each partner has different roles and functions in the identification, protection and enhancement of the natural heritage system. The purpose of this section of the Official Plan is to set out the roles and functions of each partner in this shared responsibility and to identify the policies and guidelines that will direct this shared goal.

13.1.3 The natural heritage system for the Township is comprised of the lands within the Environmental Protection Designation and the Greenlands Designation. Detailed policies for these designations are provided in Section 11 of this Plan.

13.2 PROVINCIAL ROLE

13.2.1 Through the *Planning Act* and Provincial Planning Statement (PPS), the Province has described a clear legislative and policy framework for the identification, protection and enhancement of a provincial natural heritage system.

13.2.2 In accordance with the Provincial Planning Statement, 2024, all land use planning decisions made by the Township must be consistent with the PPS.

13.3 COUNTY ROLE

13.3.1 The County is obligated, under the *Planning Act* and Provincial Planning Statement (PPS) to map and designate a Natural Heritage System in its Official Plan. The County Official Plan contains a Greenlands designation representing the County's Natural Heritage System.

13.3.2 Through its local planning approval and commenting role, the County will ensure that the identification, protection and enhancement of the Natural Heritage System occurs in association with all of its decisions and regarding all local planning decisions and approvals, including approval or the Township Official Plan.

13.4 THE TOWNSHIP ROLE

13.4.1 The Township is obligated by the *Planning Act*, Provincial Planning Statement, and County Official Plan to identify, evaluate and map a Natural Heritage System. Schedules B, & C detail the Natural Heritage System for the Township of Severn, which is comprised of the Environmental Protection designation and the Greenlands designation.

13.4.2 It is the Township's role, in considering applications within or adjacent to the Natural Heritage System, to determine if the proposed Development adequately addresses the requirements of the PPS and County of Simcoe Official Plan in addition to this Plan. The main vehicle that the Township will use to achieve this requirement is the submission and peer review of an Environmental Impact Study. Section 11.2 of the Official Plan provides permitted uses and policies that apply to the Natural Heritage System.

13.5 STEWARDSHIP

13.5.1 Provincial, County and Township policy and plans are only part of the picture. The natural heritage legacy of the Township is also the result of the stewardship of thousands of owners of these lands for generations.

13.5.2 The protection and enhancement of the Township's abundant forests, rivers, lakes and wetlands requires the continued stewardship of the lands by current and future owners. Responsible land stewardship is essential to maintaining and improving the natural environment in the Township. Stewardship is about being a careful observer of the land and surrounding areas, and understanding what is needed to maintain its long-term health. Without good land stewardship, the preservation and enhancement of the Township's environmental heritage will be difficult to achieve.

13.5.3 The Township, together with its partners the County of Simcoe and the Severn Sound Environmental Association, will encourage and support

responsible land stewardship through the consideration and development of stewardship programs and educational material that forward the overall natural heritage goals of this Plan.

13.6 WATERCOURSES

13.6.1 Many watercourses are included within the Greenlands designation. However, across the landscape of the Township, not all watercourses are included in the Environmental Protection or Greenland's designation. Watercourses are found in most other designations including Agricultural, Rural and within the Settlement Areas designations of the Township. The purpose of this section is to provide policy and guidance regarding the management and consideration of Development applications that include or are adjacent to watercourses in the Township not reflected on the Schedules to this Plan.

13.6.2 In the review of Development applications all watercourses, whether delineated or not, shall be identified, assessed and considered in the supporting studies including but not limited to the required Environmental Impact Study, Storm water Management Study, and Functional Servicing Report. The assessment shall ensure that the watercourses continue to meet their natural and Hydrologic Function and shall consider the re-naturalization of watercourses as a condition of any approvals.

13.6.3 As new information, mapping, studies and/or reports are made available regarding the hydrologic features of the Township including its permanent and intermittent watercourses, the Township will endeavour to update this Plan and it's implementing Zoning By-law to identify and protect all key hydrologic features in the municipality.

13.6.4 The implementing Zoning By-law shall include appropriate setback provisions with respect to all watercourses, permanent and intermittent, even where not designated on the Schedules to this Plan. Municipal drains and/or roadside ditches shall not be considered watercourses for the purposes of this section. Notwithstanding the preceding, municipal drains and/or roadside ditches may be considered watercourses and/or fish habitat where required by Federal and Provincial legislation.

13.7 SOURCE WATER PROTECTION

13.7.1 The Township obtains its municipal drinking water from three well supplies and three lake source intakes. It is therefore critical to protect both the quality and quantity of drinking water sources in order to protect the supply of water for Township water systems for current and future residents, businesses and visitors. In accordance with Section 40 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 South Georgian Bay Lake Simcoe Source Protection Plan as amended. The Source Protection policies of this Official Plan focuses on protecting water before it enters the municipal drinking water treatment system.

13.7.2 The Source Protection Plan was developed to protect existing and future supplies of municipal drinking water. The Source Protection policies contained in this Section are provided 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 threat to municipal drinking water supply.

13.7.3 Source Protection Overlay designations are included on Schedule G of the Official Plan. The Wellhead Protection Areas (WHPAs) A through E and Surface Intake Protection Zones (IPZs) relate to water quality considerations and are identified on Schedule G. Highly Vulnerable Areas (HVAs) and Significant Groundwater Recharge Areas (SGRAs) are also identified on Schedule G. The Source Protection Overlay designations include the following:

a) Wellhead Protection Area A (WHPA-A): 100 metre radius surrounding a well;

b) Wellhead Protection Area B (WHPA-B): Two (2) year travel time for water to enter the well;

c) Wellhead Protection Area C (WHPA-C): Five (5) year travel time for water to enter the well;

d) Wellhead Protection Area C1 (WHPA-C1): Ten (10) year travel time for water to enter the well;

e) Wellhead Protection Area D (WHPA-D): Twenty-five (25) year travel time for water to enter the well;

f) Wellhead Protection Area E (WHPA-E): The vulnerable area for groundwater supplies which are under the direct influence of surface water. The area is calculated based on a two hour travel

time of surface water to the municipal well;

g) Surface Intake Protection Zone One (IPZ-1): One (1) kilometre circle around the intake;

h) Surface Intake Protection Zone Two (IPZ-2): Area where water can reach the intake in a specified time;

i) Coldwater Issues Contributing Area is the area of land in the Coldwater area where drinking water threats may contribute to a known drinking water issue in that system. In the Coldwater Issues Contributing Area, Trichloroethylene (TCE) is determined to be an issue and the Coldwater Wellhead Protection Area is the issues contributing area;

j) The Source Protection Overlays may be updated without the need for an Amendment to this Plan if a study is undertaken by the Source Protection Authority in accordance with the *Clean Water Act*, 2006 and to refine these areas.

13.7.4 The transition policies of the South Georgian Bay Lake Simcoe Source Protection Plan shall apply to threat activities that have been applied for prior to July 1, 2015 under the *Planning Act*, *Condominium Act or Building Code Act.*

13.7.5 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 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*.

13.7.6 The following land uses are prohibited in (vulnerable areas) or near *sensitive surface water features* and *sensitive ground water features* where they would be a significant drinking water threat:

a) Waste Disposal 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 a WHPA-A or IPZ.

13.7.7 The Risk Management Official 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*, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan.

13.7.8 Prior to filing an application under the *Planning Act*, an applicant proposing a new use within a WHPA, IPZ or ICA shall consult with the Planning Department and/or the Risk Management Official to determine if the proposed use would be a significant threat to drinking water. The Planning Department and the Risk Management Official shall 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.

13.7.9 The Township may assist the Source Protection Authority and the Ministry of the Environment, Conservation and Parks 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's Risk Management Official, Council may undertake public education and outreach programs as recommended by the South Georgian Bay Lake Simcoe Source Protection Plan.

13.7.10 A Highly Vulnerable Aquifer (HVA) is an aquifer used as a water supply for a well where the aquifer is particularly susceptible to contamination due to the proximity of the aquifer to the surface or to the type of materials found

in proximity to the aquifer. HVAs are identified on Schedule G of this Plan. Where development or site alteration is proposed in an HVA, the Township shall encourage the use of mitigation measures in order to protect, improve or restore HVAs.

13.7.11 A Significant Groundwater Recharge Area (SGRA) is an area where an aquifer is recharged by natural processes such has infiltration as rainfall or by human activities such as storm water management. SGRAs are identified on Schedule G of this Plan. Where development or site alteration is proposed in an SGRA, the Township shall encourage the use of mitigation measures such as low impact development in order to protect SGRA's. New development shall protect, improve or restore predevelopment infiltration rates in SGRAs.

SECTION 14 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

14.1 ARCHAEOLOGICAL RESOURCES

14.1.1 The Township recognizes that there are Archaeological Resources of prehistoric and early historic habitation as well as Areas of Archaeological Potential within the Township. Archaeological sites and resources contained within these areas can be adversely affected by any future Development.

14.1.2 Development and Site Alteration is only permitted on lands containing Archaeological Resources or Areas of Archaeological Potential if the Archaeological Resource has been Conserved through removal and documentation, or by preservation on the site. If removal and documentation is undertaken, it shall only be done by licensed archaeologists. If preservation is undertaken, development and site alteration that maintains the heritage integrity may be permitted.

14.1.3 The Township will require an Archaeological Assessment (minimum Stage 1 and Stage 2) by an archaeologist licensed by the Province for development applications where identified Archaeological Resources exist or where the potential for such resources exist as part of a complete application.

14.1.4 Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Province, as well as licensing requirements referenced under the *Ontario Heritage Act*. The Township may conserve the integrity of Archaeological Resources by adopting Zoning By-laws under Section 34 of the *Planning Act*, to prohibit land uses on sites where an identified significant Archaeological Resource exists and is to preserved insitu.

14.1.5 First Nation and Indigenous communities and appropriate Provincial Ministries and Authorities ~~may~~ shall be consulted during the preparation of the reports and will be notified should Indigenous Archaeological Resources or burial places be found through an archaeological assessment. ~~The~~Known represented local ~~Chippewa's of Rama~~First Nation(s) with interests in the study area ~~-~~shall be ~~the first point of contact~~notified when resources are found and provided a copy of the archaeological assessment report(s)~~. The Chippewa's of Rama First Nations shall be provided with all archaeological assessments~~, even when evidence is not found. Prior to the finalization of archaeological reports, ~~the~~ all ~~Chippewa's of Rama~~known local First Nation(s) with interests in the study area are to be provided a copy of the draft report for review.

14.2 BUILT HERITAGE RESOURCES

14.2.1 Protected Heritage Property, which may contain Built Heritage Resources or Cultural Hertiage Landscapes, shall be conserved.

14.2.2 An inventory of non-designated heritage buildings and structures within the Township may be developed. Inventoried Built Heritage Resources may be considered for designation under the *Ontario Heritage Act* and/or conservation through the review of any proposed Development, subject to all relevant legislation.

14.2.3 Pursuant to the Ontario *Heritage Act*, the Township may, by by-law:

a) Designate properties to be of historic and/or architectural value or interest;

b) Define an area within the Township as an area to be examined for designation as a heritage conservation district; and/or,

c) Designate any area within the Township as a Heritage Conservation District.

14.2.4 The Township may by by-law designate cultural heritage resources, such as individual properties and conservation districts pursuant to the *Ontario Heritage Act* and the policies of this section. Prior to the passage of such a designation By-law, the Township shall be satisfied that:

a) The building or property is strongly associated with the life of a person who played an integral role in the development of the Township and/or is well known locally, nationally or internationally;

b) The building or property is the location of, or is associated in a significant way, with a significant local, national or international event;

c) The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;

d) The building or property is considered to be an easily recognizable landmark in the Township and contributes to the character of the community; or,

e) The neighbourhood contains a collection of buildings and properties described in Sections a), b), c) and d) above and which collectively contribute to the character of the Township.

14.2.5 The Township shall keep a register of all designated properties and Cultural Heritage Resources.

14.2.6 The Township shall encourage the retention of buildings of architectural and/or historical significance in their original locations whenever possible. All options for on-site retention shall be considered before approval is given for relocation to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

14.2.7 The Township may develop formal evaluation guidelines pursuant to the *Ontario Heritage Act* for the evaluation of heritage resources in accordance with these policies of this Section.

14.3 PROPOSALS AND CONSIDERING POTENTIAL IMPACTS

14.3.1 It is the intent of this Plan that the Township's Cultural Heritage Resources be identified, inventoried, and shall be Conserved and will be enhanced whenever practical, and that all new Development should occur in a manner which respects the Township's cultural heritage.

14.3.2 Conservation may be addressed through a Conservation Plan, Heritage Impact Assessment, stewardship, or through the provisions of the *Ontario Heritage Act*. For the purposes of this policy, "conservation" or "conserve" means the identification, protection, use and/or management of Cultural Heritage and Archaeological Resources in such a way that their heritage values, attributes and integrity are retained.

14.3.3 The Township may require a Heritage Impact Assessment where a proposed Development or Redevelopment:

a) Is on or adjacent to a significant Cultural Heritage Resource or Cultural Heritage Landscape;

b) Is on, adjacent to, or in the immediate vicinity of a Protected Heritage Property designated under the *Ontario Heritage Act*;

c) Is within or adjacent to the boundaries of a heritage conservation district; or,

d) Proposes the removal, alteration or relocation of Cultural Heritage Resources.

14.3.4 The Township may scope or waive the requirement for a Heritage Impact Assessment where the scale and nature of the proposed Development would not warrant the completion of the study.

14.3.5 A Heritage Impact Assessment shall be prepared by a qualified professional and include the following:

a) Identification and evaluation of the Cultural Heritage Resources;

b) A written and pictorial or photographic inventory of the heritage resource;

c) Assessment of the development proposal's impact on the heritage resources;

d) The manner in which to mitigate any negative impacts; and,

e) Any additional information, which may be required by the Township or applicable agency.

14.3.6 The Township may impose as a condition of any Development approval the retention and conservation of Cultural Heritage Resources identified in a Heritage Impact Assessment, or the implementation of appropriate mitigation measures, to minimize the impact of the Development on the Cultural Heritage Resource.

14.3.7 It is the intent of this Plan to encourage the restoration or rehabilitation of identified Cultural Heritage Resources by assisting with funding applications, establishing grant programs and creating special taxation districts. The Township may also encourage the restoration and retention of heritage properties through the use of bonusing and density transfers and other means as permitted by the *Planning Act*. The Township may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned Cultural Heritage Resources, through appropriate heritage stewardship practices.

14.3.8 The Township may require that significant Cultural Heritage Resources and/or significant Cultural Heritage Landscapes be zoned to provide appropriate protection of the resource. Other tools of protection may also be considered by the Township, including Site Plan Control and Conservation Easements.

SECTION 15 MEETING THE CHALLENGE OF CLIMATE CHANGE

15.1 CLIMATE CHANGE – THE CHALLENGE

15.1.1 Climate change is impacting communities throughout the province. Flooding, extreme heat, changing water levels and stronger storms are only a few of the impacts which confront the Township of Severn. Severn will be challenged with more precipitation and higher temperatures which could result in lower lake and river water levels due to the increased evaporation and transpiration of surface water. Hotter temperatures will cause more heat-waves that would put residents and guests at risk, not only through the temperature itself, but the area could see a decrease in air quality, and the warmer weather could result in the increase and intensity of algal blooms in lakes and rivers. Additionally, increased intensity, duration, and frequency of rainfall will have the potential to overtake storm water Infrastructure and could cause localized flooding in our communities. Winter storms may become more intense, and the variability in temperature could increase the chance for more ice and hail storms which could damage community Infrastructure. These are all challenges and Impacts of a Changing Climate that municipalities must plan to address.

15.1.2 The projections to 2050 for our region prepared by climate scientists, utilizing data generated by the Intergovernmental Panel on Climate Change (IPCC CMIP5 Project), the typical year at mid-century is likely to be 3 to 4 degrees Celsius warmer each month than at present, and about 10 per cent wetter. The majority of precipitation will likely occur in the winter and spring, and the Township will experience much drier summers and falls than now. These conditions will produce drier soils, and the amount of water flowing in rivers and streams will be reduced, which could impact the ability of Wetlands to remain saturated. With reduced precipitation and hotter temperatures in the summer and fall, our forests and greenspaces will be at a greater risk of fire.

15.1.3 The Township, together with its neighbouring municipalities and with the leadership and guidance of Sustainable Severn Sound (now part of the Severn Sound Environmental Association), have developed a Local Climate Change Action Plan (Sustainable Severn Sound, 2018) and Severn’s Climate Change Action Plan (Sustainable Severn Sound, 2018) to help mitigate and reduce greenhouse gas (GHG) emissions and reducing the Township’s and the communities carbon footprint. Considering climate change policies within the Township’s Official Plan is one of the suggested actions.

15.2 PLANNING FOR CLIMATE RESILIENCY AND ADAPTION

15.2.1 The Township will promote Development and land use patterns that conserve biodiversity and consider the impacts of a changing climate. To assist with this requirement the Township will continue to participate and update the Local Climate Change Action Plan and Severn's Climate Change Action Plan and respond to the Province's and Federal Government's climate change initiatives, where and when appropriate.

15.2.2 The Township will consider:

a) The preparation of Sustainable Community Action Plans for all existing Settlement Areas identified on the Schedules to this Plan;

b) The establishment of climate change adaptation policies which would apply to all capital works projects, including those within existing Settlement Areas;

c) Develop and implement strategies to reduce community and corporate GHGs in accordance with Severn's Climate Change Action Plan;

d) Include educational communication pieces in regular newsletters, water and tax bills on various topics relating to climate change, ways residents can reduce their greenhouse gas emissions, energy conservation, etc.;

e) Ensure business decisions and activities, including staff reports, bids, tenders and contracts - include climate change considerations involving the energy efficiency and expected greenhouse gas impact of that decision and/or activity, and how it relates to the Township's Partners for Climate Protection program commitment;

f) Establish a Community Energy Revolving Fund to finance energy retrofit projects; and.

g) The actions and additional actions identified in Severn's Climate Change Action Plan as appropriate.

15.2.3 As part of its Official Plan update, and in accordance with Provincial policy, the County must develop a climate change strategy framework aligned with Ontario's Environment Plan. The Township will update this Plan, if required, and incorporate this new policy framework following the update to the County Official Plan and its approval by the Province.

15.3 COMMUNITY AND CORPORATE CLIMATE CHANGE PLANS

15.3.1 The Township, as noted in Section 15.1.3, has participated in the development of an area Local Climate Change Action Plan and Severn's Climate Change Action Plan. The Township will continue to partner with the Severn Sound Environmental Association/Sustainable Severn Sound to monitor, measure, report and update its action plans to ensure that it is meeting if not exceeding its targets in greenhouse gas emissions reductions.

15.3.2 The Township, when updating its Climate Change Action Plans, will engage and consult with the full community to obtain a broad consensus on the complete range of actions that can be undertaken by the community, the Township, and its individual citizens.

15.3.3 The Township will integrate a greenhouse gas inventory and greenhouse gas reduction targets and any projected impact to greenhouse gases, into the planning process for construction, retrofitting or enhancement of any municipal facilities or infrastructure projects.

15.3.4 The Township will integrate provincial policy recommendations for climate change planning into municipal operations by including greenhouse gas inventories and greenhouse gas reduction targets into Asset Management Plans, conservation and demand management plans, strategic plans and infrastructure master plans.

15.3.5 The Township will undertake a municipal waste audit in each respective municipal facility to identify opportunities for reduced greenhouse gas contributions through improved recycling and green bin/organics participation at these facilities and during municipally-led events and festivals.

15.3.6 Work to support the increase of electric vehicles (EVs) ownership by developing policies and programs for electric vehicle use by municipal staff and the community by introducing employee incentives, supporting increased access to charging stations and implementing priority parking policies.

15.4 CLIMATE DESIGN

15.4.1 To mitigate the Impacts of a Changing Climate and contribute to climate resilience, applications for development will:

a) Where appropriate, demonstrate through the application of the policies in this section and Plan, the use of design elements that help minimize and/or mitigate the Impacts of a Changing Climate and contribute to climate resiliency;

b) Where appropriate, require approaches to construction and building design that minimize waste and maximize reuse and resource regeneration;

c) Be required to examine opportunities to support energy conservation and efficiency, protect and improve air quality, and enhance the tree canopy cover and vegetation to provide shade, reduce the heat island effect, trap pollution, and control run-off. This will be implemented through good urban design practices; and,

d) Where appropriate, minimize greenhouse gases and reduce the carbon footprint through low carbon and energy-efficient building design, including passive solar energy and other measures to maximize energy efficiency and conservation.

15.4.2 The Township will review and update emergency planning and preparedness for floods, wildfire, extreme heat and other extreme weather as a result of climate change impacts.

15.4.3 Establish a community-based water education program to increase water conservation, encouraging and incentivizing practices such as low-flow toilets and shower-heads, rainwater collection (i.e., barrels and cisterns) and xeriscaping (drought-resistant plantings).

15.4.4 The Township may consider an Anti-idling By-law as part of its sustainable community building program.

SECTION 16 FACILITATING THE SUSTAINABLE USE OF AGGREGATES

16.1 IMPORTANCE OF AGGREGATES

16.1.1 It is an objective of this Plan to ensure that mineral aggregate resources are protected for long-term use while ensuring that extraction occurs in a manner that minimizes potential social, economic and environmental impacts on the Township.

16.1.2 It is an objective of this Plan to ensure that as much of the mineral aggregate resources located in the Township as is realistically possible is made available to supply mineral aggregate needs provided the extraction can occur such that environmental and social impacts are minimized in accordance with Provincial standards and regulations.

16.1.3 The Aggregate Resources designation applies to lands that are currently used and/or licensed for mineral aggregate extraction by the Ministry of Northern Development, Mines, and Natural Rresources ~~and Forestry~~ in accordance with the *Aggregate Resources Act*.

16.1.4 Within the Aggregate Resources designation, as shown on Schedules B and C, permitted uses shall be in accordance with Section 11.

16.1.5 Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts are permitted in any land use designation without the need for an Official Plan Amendment, a rezoning, or a development permit under the *Planning Act*. In the Greenlands designation, wayside pits and quarries, and portable asphalt and concrete plants used on public authority contracts are subject to section 16.3.1.5.

16.1.6 The implementing Zoning By-law may contain setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal right-of-ways and property boundaries except when Aggregate Resource operations are adjacent to each other the setbacks shall be in accordance with the requirements of the *Aggregate Resources Act*.

16.2 MAINTAINING SUPPLY

16.2.1 Areas having high aggregate or mineral resource potential are identified on Schedule F attached to this Plan as Aggregate Potential. Areas of Aggregate Potential shall be protected for long-term use for aggregate extraction. The underlying land use designations shown on the Schedules to this Plan have been determined to be compatible with the long-term protection of these areas for aggregate extraction.

16.2.2 The Aggregate Potential overlay designation includes known deposits of mineral aggregate resources, as shown on Schedule F to this Plan. The mapping is approximate and can be further refined without Amendment to this Plan through detailed information and consultation with the Province and the County.

16.2.3 The Aggregate Potential overlay designation is intended to function as an Overlay designation, meaning that development that is permitted in the underlying designation is only permitted if it does not preclude or hinder the development of the mineral aggregate resource or that mineral aggregate extraction is not practical due to existing surrounding land uses and/or other physical or man-made features.

16.2.4 Proponents of non-aggregate land uses in these areas will be required to submit technical reports and the reports will address the subject property and the larger surrounding area to the satisfaction of the Township to support application for alternate land uses. Where a geological investigation reveals a high potential for mineral aggregate extraction, the identified aggregate resource shall be removed prior to the occurrence of development.

16.2.5 Some of the lands identified as Aggregate Potential are also designated Environmental Protection or Greenlands. New aggregate development or expansion to existing uses within the Environmental Protection or Greenlands designation can only take place in accordance with the of this Plan and the PPS. There may be cases where it can be shown that mineral aggregate extraction will not have a negative impact on the key natural heritage features and key ecological features. In such cases, the Township shall be satisfied that the criteria set out in Section 16.3.1.5 are met to its satisfaction prior to approving new mineral aggregate operations in these areas.

16.2.6 The same policies and criteria of this Plan apply to applications to develop new mineral aggregate operations for sites outside the Aggregate Potential overlay that are provided for sites inside the Aggregate Potential overlay where it is demonstrated that there exists economically recoverable aggregate resource. Where it is demonstrated that there is recoverable

aggregate resource outside the Aggregate Potential overlay designation, the Schedules to this Plan shall be amended accordingly at the time of the next Official Plan review.

16.2.7 The implementing Zoning By-law shall place all lands within the Aggregate Potential overlay in a zone that reflects the underlying designation and permits only applicable residential uses, agricultural uses, passive recreational uses, conservation uses and forestry.

16.2.8 Strategies to conserve mineral aggregate resources within the Township shall be encouraged, including:

a) The recovery and recycling of manufactured materials derived from mineral aggregate resources for reuse in construction, manufacturing, industrial, or maintenance projects as a substitute for new mineral aggregate resources;

b) Recycling of manufactured materials derived from mineral aggregate resources may not be appropriate for every licensed aggregate site. Proposals shall be subject to the policies of approvals and licensing; and,

c) The wise use of mineral aggregate resources, including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

16.3 MANAGING IMPACTS

16.3.1 NEW MINERAL AGGREGATE OPERATIONS OR EXPANSIONS TO EXISTING OPERATIONS

16.3.1.1 All new mineral aggregate operations and/or expansions to existing mineral aggregate operations onto lands that are not designated Aggregate Resources shall require an Amendment to the Official Plan.

16.3.1.2 Applications for proposed new and/or expansions to existing mineral aggregate operations shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, as well as the applicable policies of this Plan, and, if approved under the *Aggregate Resources Act*, will operate under a site- specific license/permit as issued by the Province.

16.3.1.3 Demonstration of the need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required by the Township in

accordance with Provincial policy, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

16.3.1.4 The Township will consider an Official Plan Amendment to permit a new or expanded mineral aggregate operation based on the following:

a) The effect of the mineral aggregate operation and mitigation measures to minimize impacts on:

i. The natural features and ecological functions in accordance with the policies of this Section;

ii. Nearby Settlement Areas or concentration of residential uses;

iii. The agricultural resources in accordance with the policies of this Section;

iv. Sensitive land uses;

v. The quality and quantity of sensitive groundwater features;

vi. The quality and quantity of sensitive surface water features;

vii. Nearby wells used for drinking water purposes;

viii. The groundwater recharge and discharge functions on the site and in the immediate area;

ix. The effect of the noise, odour, dust and traffic generated by the proposed use on adjacent land uses;

x. How the impacts from the proposed mineral aggregate operation will be mitigated in order to lessen those impacts; and,

xi. How the site will be progressively rehabilitated, as per the policies of this Section and a license under the Aggregate Resources Act, to accommodate subsequent land uses after the extraction is completed. Rehabilitation shall consider approved and surrounding land uses and, where

a concentration of mineral aggregate operations exists, comprehensive rehabilitation planning is encouraged.

b) An evaluation of cumulative impact, which shall address:

i. Existing mineral aggregate operations in the immediate area; and,

ii. The proposed mineral aggregate operations on lands. In considering the added impact of the new mineral aggregate operation to existing known impacts, the Township shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required.

c) The Township ~~may~~ shall require an Archaeological Assessment and/or Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation, in areas of archaeological potential, to identify significant cultural features and archaeological resources. If significant cultural features and/or archaeological resources are identified, they shall be conserved, which may include mitigation measures and/or alternative development approaches.

~~16.3.1.5 Notwithstanding the Greenlands designation, new or expanded mineral aggregate operations and wayside pits and quarries are subject to the policies of this section:~~

~~a) In accordance with the Growth Plan, within the natural heritage system, no new mineral aggregate operation and no new wayside pits and quarries, or any ancillary or accessory use, will be permitted in the following key natural heritage features and key hydrologic features:~~

~~i. Significant wetlands, or significant coastal wetlands;~~

~~ii. Habitat of endangered species and threatened species except in accordance with provincial and federal requirements; and,~~

~~iii. Significant woodlands, unless the woodland is occupied by young plantation or early successional habitat, as defined by the Province, in which case the application must demonstrate that the policies of this Plan have been~~

~~addressed and that they will be met by the operation.~~

~~b) In accordance with the Growth Plan, an application requiring a new approval under the *Aggregate Resources Act* to expand an existing mineral aggregate operation may be permitted in the natural heritage system, including in key natural heritage features, key hydrologic features and any associated vegetation protection zones, only if the related decision is consistent with the PPS and satisfies the rehabilitation requirements of the policies in this subsection.~~

~~c) Any application for a new mineral aggregate operation will be required to demonstrate:~~

~~i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregate resources;~~

~~ii. How the operator could replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent features on another part of the site or on adjacent lands;~~

~~iii. How the water resource system will be protected or enhanced; and,~~

~~iv. How any key natural heritage features and key hydrologic features and their associated vegetation protection zones not identified in Policy 16.3.1.5a) will be addressed in accordance with Policies 16.3.1.14b) and c) and 16.3.1.15c).~~

~~16.3.1.6~~16.3.1.5 The Township recognizes that one of the most significant impacts of aggregate extraction is the use of area roads to transport mineral aggregates to market. On this basis, the Township will require a review of all transportation options, including rail, when reviewing an application. If it is determined that the most appropriate means of transportation is by truck, it is a policy of this Plan to encourage the establishment of new mineral aggregate operations on the Existing Major Haul Routes and Existing Minor Haul Routes as shown on Schedule E. Any new haul route shall be identified on Schedule E, and will not require an amendment to this Plan. If a new haul route is being considered, Council shall be satisfied that the new haul route:

a) Will not have an impact on existing residents and businesses along the proposed haul route, taking into account the scale, nature and location of existing development;

b) Is, or will be, constructed to an appropriate standard for truck traffic; and,

c) Will have a minimal impact on the character of the area.

~~16.3.1.7~~16.3.1.6 Applicants for new or expanded mineral aggregate operations shall work with the Township, County and Ministry of Transportation in determining the appropriate use of Township, County and Provincial Roads as Haul Routes. County Roads and Provincial Highways shall be the primary Haul Routes and Township Roads shall only be used to access the determined Haul Routes.

~~16.3.1.8~~16.3.1.7 Where a Township Road is required to access a County Road or Provincial Highway and there are two or more alternative routes, the route having the least impact shall be selected. If required, the cost of upgrading the roads shall be borne by the operators who require the upgrading.

~~16.3.1.9~~16.3.1.8 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided the site will be rehabilitated back to an agricultural condition and in accordance with the Provincial Planning Statement whereby, impacts from any new or expanding mineral aggregate extraction operations on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.~~.~~

~~16.3.1.10~~16.3.1.9 Complete rehabilitation to an agricultural condition is not required in prime agricultural areas if:

a) The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and ~~There is a substantial quantity of mineral aggregates below the water table warranting extraction; or~~,

b) agricultural rehabilitation in remaining areas will be maximized.

~~b) Other alternatives have been considered by the applicant and found unsuitable; and,~~

~~c) Agricultural rehabilitation in remaining areas will be maximized.~~

~~In prime agricultural areas, applications for new mineral aggregate operations will be supported by an agricultural impact assessment and, where possible, will seek to maintain or improve connectivity of the agricultural system.~~

16.3.1.10 ~~The~~ Progressive and final rehabilitation of mineral aggregate extraction sites shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

16.3.1.11 ~~rehabilitation of an existing mineral aggregate operation shall be progressive and in accordance with the *Aggregate Resources Act* Site Plan governing the operation~~.

16.3.1.12 It is the intent of this Plan that the after use of a rehabilitated aggregate operation shall be compatible with and will have minimal impact on the surrounding natural environment, vistas and views and existing uses.

~~16.3.1.13 For rehabilitation of new mineral aggregate operation sites, the following policies 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, 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 aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or eco-district;~~

d) ~~Progressive rehabilitation shall be undertaken where aggregate extraction occurs in stages; and,~~

e) ~~In accordance with the Growth Plan, outside the natural heritage system, and except as provided in Section 16.3.13, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing Municipal and Provincial Policies. In prime agricultural areas, the site will be rehabilitated in accordance with this Plan.~~

~~16.3.1.14~~ ~~In accordance with the Growth Plan, final rehabilitation for new mineral aggregate operations in the natural heritage system will meet these additional criteria:~~

a) ~~Where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the natural heritage system, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;~~

b) ~~Where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the natural heritage system is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or eco-district. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated in accordance with Policy B.10.7.2; and,~~

c) ~~Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or enhanced.~~

~~16.3.1.15~~16.3.1.13 Upon surrender of the Aggregate License, the policies of the Rural designation of this Plan shall apply to the lands. This does not preclude consideration of an appropriate and applicable Official Plan Amendment for the lands, either through an application or at the time of consideration of an Official Plan Update.

SECTION 17 IMPLEMENTATION

17.1 INTRODUCTION

17.1.1 This Section identifies the key means that will be used by the Township to implement the policies of this Official Plan. However, the methods of implementing the Official Plan policies are not all-encompassing and are not intended to limit municipal authority. These policies must be read in conjunction with the other policies of this Plan.

17.1.2 The goals, objectives, and policies of this Plan will be implemented through the implementing Zoning By-law as well as through other means such as a range of other municipal by-laws, Site Plan Control, and municipal agreements. Supporting or technical information may be required to ensure that the goals, objectives, and policies are properly implemented.

17.2 TRANSITION

17.2.1 Any application or matter that was commenced before this Plan comes into force shall be continued and be finally disposed of under the former Township of Severn Official Plan as it read on the day the determination of a complete application or matter was commenced. Any application to amend the previous Official Plan that has not be disposed of at the time of this Official Plan coming into effect, shall also amend this Official Plan.

17.2.2 The provisions of this Plan represent the ~~Council's~~ Township's opinion of best planning practices and policies, and accordingly, proponents with applications that meet the requirements of 17.2.1, are encouraged to work with the Township to make those applications meet the objectives and policies of this Plan as best as possible.

17.2.3 Commenced as referenced in Section 17.2.1 shall be determined as follows:

a) An application for an Official Plan Amendment - the day the application was deemed to be complete, in those instances where the Official Plan Amendment is not adopted prior to the adoption of this Plan;

b) An application for a Zoning By-law Amendment – the day the application was deemed to be complete, in those instances where the Zoning By-law Amendment is not approved prior to the adoption of this Plan; and

c) An application for a Plan of Subdivision/Condominium – the day the application was deemed to be complete, in those instances where the Plan of Subdivision/Condominium is not approved prior to the approval of this Plan.

17.3 EXISTING USES

17.3.1 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 designations of this Official Plan.

17.3.2 As a general rule, existing uses that do not conform to the Zoning By-law should gradually be phased out so that the affected land use may change to a use which is in conformity with the Zoning By-law. In some instances, it may be necessary and practical to allow the replacement, extension or enlargement of 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. In such instances, Council or Committee shall have regard for the following principles:

a) The feasibility of acquiring the property for holding, sale, lease or development by the Township for a more appropriate permitted use; and,

b) The possibility of relocating the non-conforming use to another site.

17.3.3 If the property cannot be acquired or a building relocated, the Committee of Adjustment may, without an Amendment to this Plan, allow extensions or enlargement to a non-conforming use. Prior to such approval, the Committee shall consider the following:

a) The size of the extension in relation to the existing operation;

b) Whether the proposed extension is compatible with the character of the surrounding area;

c) The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and,

d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from the extensions.

17.3.4 Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:

a) The zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;

b) The uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;

c) The uses do not interfere with the appropriate development of the surrounding lands; and;

d) When the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

17.3.5 The Zoning By-law shall contain regulations detailing when a legal non-complying building structure can be enlarged, repaired, renovated or replaced.

17.4 BY-LAW

17.4.1 INTRODUCTION

There are various by-laws which the Township may utilize to implement the policies of the Official Plan. These by-laws and their intended purpose and objectives are outlined herein.

17.4.2 ZONING BY-LAW

17.4.2.1 The Township shall prepare, enact and maintain a Comprehensive Zoning By- law pursuant to the Section 34 of the *Planning Act* including restricting the use of land, regulate the erection, location and use of buildings and structures, prohibiting the use or development of lands that are natural features and areas or areas that contain sensitive features including vulnerable areas such as source water for drinking water purposes, significant archaeological resources, and for the regulating the height, bulk, location, floor area, spacing, character and use of buildings and structures, minimum elevation of doors and other openings, parking and loading requirements and the minimum frontage, depth and area of parcels of land. The Township's Zoning By-law and all Amendments thereto shall conform to this Plan.

17.4.2.2 The Township will review and update its Zoning By-law within ~~three~~ one year~~s~~ of the adoption of the Official Plan in accordance with the

requirements of the *Planning Act* in order to ensure that the Zoning By-law properly implements the designations and policies of this 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, as generally and specifically provided for within this Plan.

17.4.2.3 The Township may grant variances to the implementing Zoning By-law, pursuant to the *Planning Act* and subject to the submission of appropriate information demonstrating that the criteria of the *Planning Act* have been met.

17.4.2.4 In addition to the authority to grant Minor Variances to the provisions of the Zoning By-law, the Township may also permit the enlargement or extension of a legal non-complying building or structure or use, a use similar to a non- conforming use, or where a use is defined in general terms in the implementing Zoning By-law the Township may also permit a use that in the opinion of the Township conforms with the uses permitted by the By-law.

17.4.2.5 The Township may impose conditions on the approval of minor variances or the other relief granted from the Zoning By-law to ensure the development is in-keeping with the policies of this Plan, maintains proper and orderly development, and represents good planning. The conditions may include, but are not limited to, the requirement for a development agreement in accordance with the policies of this Plan.

17.4.3 **TEMPORARY USE BY-LAWS**

The Township may pass a Temporary Use By-law to authorize the temporary use of land, buildings or structures for any purpose as set out in the By-law that might otherwise be prohibited by this Plan and the Zoning By-law.

17.4.3.1 The Township may pass Temporary Use By-laws permitting the following uses:

a) Temporary housing;

b) Temporary accommodation facilities;

c) Temporary commercial uses and facilities;

d) Garden Suites;

e) Parking lots for a reoccurring or one-time event;

f) Uses related to the resource base of the area and other similar uses; and,

g) Other uses as deemed appropriate by the Township.

17.4.3.2 Temporary uses may be authorized for a specific time period up to three (3) years, except for Garden Suites which may be permitted for a period up to twenty (20) years in accordance with the requirements of the *Planning Act*. Subsequent by-laws granting extensions in accordance with the *Planning Act* may be considered by the Township. Upon the expiry of the time period(s) authorized by a Temporary Use By-law, the use of land, buildings or structures that were permitted under the By-law will cease to exist and will not be considered legal non-conforming within the context of the *Planning Act* or this Plan and will be considered as contravening the Township Zoning By-law.

17.4.3.3 Applications for a Temporary Use By-law shall be subject to the requirements and procedures of the *Planning Act* and the policies of this Plan and related Township By-laws for pre-submission application consultation, complete applications and public notice.

17.4.3.4 Prior to the approval of a Temporary Use Zoning By-law, the Township 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 neighbourhood;

c) The proposed use shall conform with the natural heritage policies of this Plan;

d) The proposed use shall not require the extension or expansion of existing municipal services;

e) The proposed use shall not create any pedestrian or traffic hazards within the area, nor shall it adversely affect the volume and/or type of traffic serviced by the local roads; and,

f) Parking facilities required by the proposed use shall be provided entirely on-site.

17.4.3.5 An agreement shall be entered into with the Township regarding the maintenance, alterations and improvements and eventual removal of the temporary use. This agreement shall include a requirement for the posting of financial securities to be held by the Township which would ensure the removal of the use.

17.4.4 **HOLDING PROVISIONS**

The Township may pass a Zoning By-law or By-laws that permit a use of land but prohibits the actual development of the land until a later date when identified conditions have been met. These conditions shall be set out in the implementing Zoning By-law applying to the lands subject to the Holding (H) Provision.

17.4.4.1 The objectives for utilizing a Holding Provision are to ensure that:

a) The appropriate phasing of Development or Redevelopment occurs;

b) Development does not proceed until the required services and utilities are available to service the Development;

c) Provision and approval of all required technical reports to support the proposed Development;

d) A Subdivision Agreement or other applicable Development agreement has been entered into;

e) Provision of a Record of Site Condition in accordance with the Environmental Protection Act; and,

f) Other matters deemed appropriate by the Township are addressed.

17.4.4.2 Council, at any time, may designate any Zone or part of a Zone as a Holding Zone by placing an “H” in conjunction with the Zone symbol in order to meet one of the above-mentioned objectives. During the interim period, while the Holding Zone is in place, uses permitted on the affected lands are limited to lawful uses that existed at the time of passing of the Holding By-law.

17.4.4.3 Exceptions may be considered within the implementing Zoning By-law for minor structures.

17.4.5 INCLUSIONARY ZONING

17.4.5.1 Council may consider the use of inclusionary zoning to support the provision of Affordable Housing as a mechanism to contribute towards meeting the Affordable Housing goals identified in the County's Ten Year Housing and Homelessness Plan. Inclusionary Zoning shall be subject to the completion of an Assessment Report and implemented through Amendments to the Official Plan and/or Zoning By-law pursuant to the requirements of the *Planning Act* and in accordance with the relevant Provincial guidelines.

17.4.5.2 Council may also consider undertaking the required Assessment Report on a joint basis with the County and/or a partner lower-tier municipality which shares similar market conditions and Affordable Housing needs.

17.4.6 INTERIM CONTROL BY-LAWS

17.4.6.1 The Township may pass Interim Control By-laws 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 in order to prevent Development or Redevelopment until a study is completed in respect of the relevant land use planning policies and regulations regarding an identified land use issue or planning matter.

17.4.6.2 The purpose of the Interim Control By-law is to prevent Development or Redevelopment until the review or study is completed and the Township has updated its relevant land use planning policies and/or regulations to better regulate the relevant land use issue or development and to better meet the overall objectives and principles of this Plan.

17.4.6.3 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*.

17.4.7 DEEMING BY-LAW

17.4.7.1 The Township may, by by-law and in accordance with the *Planning Act*, deem a lot or lots in an existing registered Plan of Subdivision more than eight (8) years old not to be a lot in a Plan of Subdivision for the purposes of merging the lots into one parcel. Lot Deeming By-laws may be used:

a) To ensure that the merged lot size is 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 in accordance with 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 as deemed appropriate by the Township.

17.4.8 **TREE CONSERVATION BY-LAW**

17.4.8.1 The Township may consider enacting a Tree Conservation By-law, in accordance with the Municipal Act, to limit the removal of trees and/or vegetation in all or specific areas of the Township on lots that are not subject to the County of Simcoe Forest Conservation By-law.

17.4.8.2 The Township may alternatively consider an education and outreach initiative aimed at informing the public of the benefit of tree retention.

17.4.8.3 The Township may consider establishing a street tree planting program and a Settlement Area forestry program which should include:

a) Locations and distribution of street trees;

b) Appropriate tree species; and,

c) Design and planting specifications.

17.4.9 **EXCESS SOIL**

17.4.9.1 The Township shall pass and maintain a Site Alteration By-law and/or Excess Soil By-law and/or Fill By-law pursuant to the *Municipal Act* to regulate and restrict the placement and movement of excess soil, the removal of topsoil, and the alteration of the grade of land in the Township.

17.4.9.2 The placement and movement of excess soils shall only occur in accordance with the requirements of the *Environmental Protection Act* and regulations thereunder and the guidelines for soil management and excess soil quality standards as approved by the Province.

17.4.9.3 The placement of excess soil in the Township shall consider the following objectives:

a) That no filling shall occur on lands designated Environmental Protection or Greenlands on the schedules to this Plan;

b) No filling shall occur within 30 metres of any wetland, fish habitat, significant valley lands, significant woodlands, significant wildlife habitat, habitat of threatened or endangered species, or a permanent or intermittent watercourse even where not designated by this Plan unless a permit has been issued and was supported by an appropriate assessment and mitigation measures;

c) No filling shall occur on lands designated and zoned Agriculture unless it is confirmed by the submission of an appropriate report or opinion from a qualified person that the filling will maintain or improve the overall fertility of the agricultural lands;

d) Re-use on site or locally to the extent possible, including consideration of use in future planning or construction projects;

e) Provide for appropriate sites for excess storage in areas close to where development is concentrated or areas of potential soil re-use;

f) Temporary storage of fill is properly contained against the effect of blowing onto adjacent lands and run off; and,

g) No filling shall occur that will permit or cause soil erosion, blockage of a storm drainage system, blockage of a natural drain or watercourse, siltation or pollution of a watercourse, flooding or ponding on a neighbouring property, or the contamination of the lands or groundwater.

17.4.10 PROPERTY STANDARDS BY-LAW

17.4.10.1 Council may enact a by-law in regard to minimum standards of maintenance and occupancy, in accordance with Section 15.1 of the *Building Code Act* or as amended, to help maintain a reasonable standard of building and property maintenance within the Township. The By-law may include the following:

a) Prescribing standards for the maintenance and occupancy of property within the municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does

not conform to the standards; and/or,

b) Requiring property that does not conform to the standards to be repaired and maintained to conform to the standards or the site to be cleared of all buildings, structures, debris or refuse and left in graded and levelled condition.

17.4.10.2 A Property Standards Committee shall be established in accordance with the provisions of the *Building Code Act*.

17.4.11 **COMMUNITY BENEFITS BY-LAW**

17.4.11.1 The Township may pass a Community Benefits By-law in accordance with the *Planning Act*. The Community Benefits 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.

17.4.11.2 Prior to passing a Community Benefits By-law, the Township shall prepare a community benefits strategy in accordance with the *Planning Act* and 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.

17.4.11.3 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 By-law.

17.4.11.4 The Community Benefits By-law shall prescribe that Development or Redevelopment shall not occur on land subject to a Community Benefits 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.

17.4.12 **OTHER BY-LAWS**

17.4.12.1 The Township may consider passing a range of by-laws to regulate matters in regards to the use and enjoyment of lands in the Township pursuant to the *Municipal Act* or other relevant Provincial legislation including but not limited to an Outdoor Lighting By-law, Advertising Sign By-law, Parking By-law, Short- Term Rentals By-law, etc.

17.4.12.2 The Township may pass a by-law under the *Planning Act* delegating such authority to staff as is required by the Act or as Council deems appropriate to improve the efficiency and administration of the local planning review and approvals process. Council may consider delegating the following authorities to staff and subject to criteria as deemed necessary by Council:

a) Determination of the form and content of Planning Application forms including application forms for pre-submission consultation meetings;

b) Determination of whether a Planning Application is Complete;

c) Site Plan Control Area approval;

d) Extensions of Draft Plan of Subdivision and/or Condominium Approval;

e) Approval of a minor by-law to remove the holding symbol, to authorize Part Lot Control, or to authorize a temporary use of lands as permitted by the *Planning Act*; and,

f) The granting of consents, certificates of validation or certificates of cancellation under the *Planning Act*.

17.4.12.3 COMMUNITY PLANNING PERMIT SYSTEM

As provided for in Section 70.2 of the *Planning Act* the Township can establish a community planning permit system (CPPS) which will set out the framework and process to establish a by-law.

a) The Township will utilize the appropriate provisions from the *Planning Act* to identify key areas of the municipality by area or land use category to be the subject of a CPPS.

b) The purpose of establishing a Community Planning Permit System is to provide a framework to ensure that the Township will be able to manage Development and Redevelopment with a certain amount of administrative discretion to allow variances without requiring other approvals.

17.5 SUBDIVISION OF LANDS

17.5.1 This section contains policies that are to be considered with every application to subdivide land in the Township. The preferred means of subdividing lands in the Township shall be a Plan of Subdivision. A Consent to a land severance shall only be considered when the Township is satisfied that a plan of subdivision is not required to ensure the proper and orderly development of the lands. Where the land ownership would be capable and appropriate for division into numerous lots or there are indications that the scale of development is going beyond that for which the consent process is intended, a plan of subdivision shall be required. It shall be the policy of this Plan that a plan of subdivision shall generally be required if the effect of the provisional consent application would be to create more than three new lots.

17.5.2 **COMMITTEE OF ADJUSTMENT**

17.5.2.1 Council may delegate authority to grant Provisional Consent to a Committee of Adjustment or an appointed officer as provided under the *Planning Act*. The Township's by-law for Consents which are to be delegated may provide thresholds for approvals, application review criteria, and possible conditions for the approval of such applications.

17.5.2.2 When considering an application, the Committee of Adjustment or appointed staff shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.

17.5.2.3 The Committee of Adjustment shall process complete applications within the timeframes set out in the *Planning Act*. If an application is found to be incomplete, at any time, it may be placed on hold and the timeframe under the *Planning Act* will not have commenced.

17.5.3 **LAND DIVISION**

17.5.3.1 The general lot creation policies are located within this Section of this Plan. Lot creation policies that are specific to particular land use designations are also found in the specific land use sections of this Plan. Lot creation may proceed by the following methods:

a) Consent;

b) Registered Plan of Subdivision and/or the lifting of Part Lot Control within a Registered Plan of Subdivision; or,

c) Registered Plan of Condominium.

17.5.3.2 Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary if:

a) More than three (3) new lots are being created;

b) The extension of an existing public road or the development of a new public road (or condominium road) is required to access the proposed lots;

c) The extension of municipal or communal water or sewage services are required to service the proposed lots;

d) The area that is proposed to be developed is not considered to be

infilling;

e) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner;

f) Detailed implementation mechanisms including but not limited to municipal agreements are required; or,

g) The property is a large tract of land designated for development and requires a comprehensive Plan of Subdivision or Condominium to establish an appropriate lot and/or road layout.

17.5.3.3 This Section is intended to contain general consent policies that are to be considered with every application for consent. Lot creation by consent shall be considered in the limited circumstances permitted by the lot creation policies of the applicable land use designation, these general policies, and where it is determined that a Plan of Subdivision is not required. Prior to considering an application to create a new lot, the Township shall consider and/or be satisfied with the following:

a) The proposed lot fronts on an open public road or where the proposed lot fronts on an existing private road or is water access only, demonstration of legal access from the private road authority and/or boat slip access is required;

b) The proposed lot does not front on a Provincial Highway or a County Road (outside of the Settlement Area designation);

c) The proposed lot will not cause a traffic hazard;

d) The proposed lot can be serviced with appropriate sewage and water services in accordance with the servicing hierarchy and policies of this Plan;

e) The proposed lot will not have a negative impact on the drainage patterns in the area;

f) The proposed lot will not affect the orderly development of the remainder of the lands, if they are designated for development by this Plan;

g) The proposed lot and use for the lot is compatible with the surrounding land uses;

h) The proposed lot size and frontage is appropriate;

i) The natural heritage policies of this Plan, and any applicable County

and Provincial policies and regulations are adhered to;

j) Whether the proposed lot(s) will inhibit or limit the potential for future planned development in the area;

k) The proposed lot will not preclude or hinder the establishment of new mineral aggregate operations within the Mineral Aggregate Potential overlay; and,

l) Other matters, as deemed appropriate by the Township.

17.5.3.4 Consent may also be granted for a technical or legal reason such as a boundary adjustment, lot additions, easements, right-of-way, cancellation certificates, validation of title, or other similar purposes that do not result in the creation of a new lot.

17.5.3.5 Boundary adjustments and Certificates of Cancellation may be considered where the effect of the boundary adjustment is to consolidate or rationalize a property boundary. In reviewing an application for a boundary adjustment or Certificate of Cancellation, the Committee shall be satisfied that:

a) No new lot will be created; and,

b) The boundary adjustment or Certificate of Cancellation will not affect the viability of the current or future use of the subject properties intended by this Plan.

17.5.3.6 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.

17.5.3.7 The creation of new lots for public utilities, communication utilities and water and sewer infrastructure may be permitted, provided:

a) The area of the proposed lot is minimized and reflects what is required for the use;

b) A new lot for a utility is 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; and,

c) Lots for utilities are discouraged in the Agricultural designation.

17.5.4 **SUBDIVISION AND CONDOMINIUM**

17.5.4.1 This Section is intended to contain general Plan of Subdivision/Condominium policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Prior to the consideration of approval of a Plan of Subdivision/Condominium, the Township shall be satisfied that:

a) Each of the proposed lots and/or blocks will front on an existing or proposed public road. Where the proposed plan of subdivision is abutting a provincial highway, the subdivision shall be designed such that the lots back onto the highway and front onto a local internal street. Subdivision layouts shall ideally require that rear yards back onto provincial highways;

b) The proposal conforms to the servicing policies of this Plan;

c) The proposal conforms to the natural heritage policies of this Plan;

d) Any proposed phasing shall be coordinated with abutting development, requirement for external works, and/or future phases, including the use of holding by-laws for future phases, if deemed necessary;

e) Any proposal should consider adjacent lands and the opportunity for connectivity for motor vehicle connections and active transportation opportunities to potential future developments which may require a future road and/or trails. A Tertiary Plan or Block Plan in accordance with Section 3.6 may be required;

f) Any proposal shall be integrated with the adjacent plans with respect to matters including but not limited to appropriate transition to existing neighbourhoods, parkland dedication, trails, roads and infrastructure;

g) Any proposal conforms to the growth management policies of this Plan; and,

h) Other matters as deemed appropriate by the Township, are addressed.

17.5.4.2 Prior to the registration of any Plan of Subdivision or Plan of Condominium, an Agreement between the landowner and the Township will be required. Matters to be addressed in the Agreement may include but not limited to financial considerations including financial securities, provision of services, drainage, landscaping, land dedication, construction mitigation,

and County requirements. The Agreement shall be registered against the title to the lands.

17.5.5 PART LOT CONTROL AND CONDOMINIUM EXEMPTION

17.5.5.1 Council may, by by-law, exempt all or parts of a registered plan of subdivision from Part Lot Control to permit the conveyance of portions of lots or blocks. By-laws to exempt lands from Part Lot Control may be limited to a period of not more than three (3) years.

17.5.5.2 The approval authority shall consider and may approve applications for exemption from condominium approval subject to the following:

a) The property is subject to Site Plan and has received Site Plan Approval and the appropriate agreement with securities is in place and in full force and effect;

b) The property is zoned for the proposed use;

c) The property is or will be adequately serviced;

d) That all required easements in favour of the Township and for any public utilities have been granted and registered on title of the property; and

e) The Township is of the opinion that conditions of Draft Plan of Condominium Approval are not required for the proposed development of the subject building and/or condominium.

17.6 FINANCIAL CONSIDERATIONS

17.6.1 INTRODUCTION

a) The implementation of this Plan must be financially responsible, by ensuring that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The Township will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.

b) The Township shall continue to maintain a balance between the demands for services and its overall fiscal capacity and, in approving new development, the Township shall be cognizant of maintaining an appropriate balance between residential and non-

residential assessment. In addition, future developments will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Township.

c) Municipal capital expenditures implementing any aspect of this Plan will be guided by an Asset Management Plan and a multi-year Capital Budget, which will be reviewed annually. The Township will undertake capital works programs, in accordance with the approved Asset Management Plan and

Capital Budget, to provide the municipal services and infrastructure necessary for intensification areas and new growth.

d) Where possible, the Township will use financial mechanisms available to it under any legislative authority, including but not limited to the *Municipal Act, Development Charges Act, Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of infrastructure and community infrastructure.

17.6.2 MUNICIPAL FINANCIAL IMPACT ASSESSMENT

a) The Township may request a Municipal Financial Impact Assessment from the owner/applicant of any development application, including a review of capital costs, the degree to which development-related charges finance these costs and potential mitigation that could reduce the magnitude of any negative impacts. The Terms of Reference of such a study will be determined by the Township.

b) A Municipal Financial Impact Assessment will be prepared and may be peer reviewed at the owner/applicant's expense. Development proposals may be refused or deferred on the basis of financial impact and burden on the Township, if suitable mitigation measures are not available.

17.6.3 DEVELOPMENT CHARGES

a) It is a principle of this Plan that the cost of servicing new Development or Redevelopment shall be borne by that development, that the capital cost of growth related services shall not place a financial burden upon the Township's existing taxpayers and that new taxpayers shall not bear more than the growth-related net capital cost attributable to providing the current level of services.

b) To finance the costs of servicing growth, the Township shall enact a By- law under the *Development Charges Act*, that applies to the Township as a whole and/or that applies only to specific geographic areas within the Township.

c) The Township may exempt some or all of the Development Charge or exempt certain Development or Redevelopment or certain areas or classes of development from the Development Charge as a means to promote specific Development, Redevelopment or revitalization objectives in accordance with this Plan.

17.6.4 OTHER FINANCING SOURCES

a) The capital costs of providing municipal services that are not required to meet the demands and burdens of growth may be financed by general tax revenues and available grants, subsidies and donations.

b) The Township has the authority under applicable statutes to finance any capital project through local improvement charges, heavy loading fees, special area rates, reserve or special purpose funds, Community Benefit funds and/or and other forms of financing. The Township may utilize any or all of these financing alternatives.

c) Debentures may be issued to finance any capital projects with debt servicing requirements provided by way of general tax revenues, specified revenues, reserves or reserve funds or Development Charges.

d) The Township may avail itself of any Federal or Provincial programs and incentives that will result in a benefit to the residents of the municipality.

17.7 PUBLIC USES

17.7.1 All uses operated by a public authority including a Department of the Government of Canada, Province of Ontario, the County of Simcoe, the Township, any hydro generation, including Hydro One Networks Inc., or other utility company and the Severn Sound Environmental Association are permitted in any land use designation for the purpose of public service use including municipal infrastructure and Public Service Facilities.

17.7.2 A temporary and portable asphalt plant, in support of ~~a Provincial, County and/or Township road~~ public authority construction project contracts, shall be permitted in all designations without the need for an official plan amendment, rezoning, or development permit under the Planning Act, ~~, is permitted in all designations~~ except for the areas of existing development or in particular environmental sensitivity within Environmental Protection and Greenlands designations where it has been determined to be incompatible with extraction and associated activities.

17.7.3 All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the *Power Corporation Act*, by Hydro One Networks Inc. or Ontario Power Generation or its subsidiaries, such as transmission lines, transformer stations and distributing stations, shall be permitted within all land use designations throughout the Township, provided that such development satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act, and any other relevant statutes.

17.7.4 Township and other government or Public Service Facilities, including but not limited to fire stations, work garages, ambulance stations, municipal

buildings, libraries, schools, public recreation facilities and major parks, should be located as part of community hubs, where possible.

17.7.5 Preference for location for Township and Public Service Facilities should be provided for within or adjacent to the Settlement Area designations where appropriate, to facilitate cost-effective service delivery and access to the Township's communities.

17.7.6 Schools and major institutions are encouraged to be located within the Settlement Area designation.

17.7.7 Prior to development of new Township and other Public Service Facilities, consideration of adaptive re-use of existing facilities should be considered wherever feasible.

17.8 MUNICIPAL LAND ACQUISITION AND DISPOSITION

17.8.1 In order to implement this Plan the Township may acquire, dispose, or lease land. Such action will be subject to the applicable policies and provisions of senior levels of government, which may have jurisdiction. In general, this will be conducted pursuant to the provisions of the *Municipal Act* and in accordance with the Township's Municipal Sale of Land By-law and policies, except where more specific legislation may also serve.

17.8.2 The Township may acquire land pursuant to the *Municipal Act* for the purpose of establishing commercial or industrial sites and may offer the land to prospective industries to make their establishment economically attractive.

17.8.3 The Township may acquire land pursuant to the *Planning Act* for community improvement purposes.

17.8.4 The Township may acquire, as a condition of *Planning Act* approvals, road widenings, daylight triangles, lands for drainage works, at no expense to the municipality.

17.8.5 It is the general intent of this Plan, that the Township will not dispose of any Township-owned lands abutting or leading to water unless subject to a public process as part of a Township-initiated Master Plan.

17.9 GUIDELINE DOCUMENTS

17.9.1 In addition to the other tools identified that the Township will use to implement this Official Plan, the Township may produce guideline documents that will build on the policies and directions in this Plan and will provide additional guidance to property owners and applicants with respect to the Township requirements.

17.9.2 The Township may consider the preparation and approval of the following guidelines to assist in creating clear expectations for property owners and applicants:

a) Architectural Control Guidelines;

b) Engineering Development Standard Guidelines;

c) Lighting Standards and Guidelines;

d) Environment Impact Study guidelines; and

e) Other guidelines as deemed appropriate by Council.

17.9.3 Guidelines are intended to provide criteria for expected outcomes and approaches regarding the subject matter and the duty of the relevant and appropriate expert to meet the standards and principles contained in the guideline in the preparation of the required plan, report and/or study.

SECTION 18 INTERPRETATION

~~14.4~~18.1 LAND USE DESIGATIONS

18.1.1 The boundaries between land uses and overlays designated on the Schedules to this Plan are approximate, except where they meet with roads, 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 an Amendment to this Plan.

18.1.2 It is recognized that the boundaries of certain environmental designations and overlay designations may be imprecise and subject to change. Based on studies undertaken by the Severn Sound Environmental Association, Township and/or the County or undertaken by a proponent and subject of comments from the applicable agencies or peer review comments, the Township shall determine the extent of the environmental areas or overlay designation on a site-by-site basis when considering development proposals. Any minor refinement to a designation or overlay designation may not require an Amendment to this Plan at the sole determination and discretion of the Township and in accordance with the policies of this Plan.

18.1.3 The Schedules to this Plan were created using Geographic Information System (GIS) software and as such, the Township may make interpretations of the Schedules using the GIS software and other applicable data at its sole discretion without being subject to appeal.

18.1.4 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 policies of that designation.

~~14.5~~18.2 ACCESSORY USES

~~14.5.1~~18.2.1 Wherever a use is permitted in a land-use designation, it is intended that uses, buildings or structures normally incidental to that use shall also be permitted. The implementing Zoning By-law shall include provisions and regulations regarding accessory uses addressing but not limited to compatibility, scale and relationship to the principal use, and the location, height and bulk of permitted accessory buildings and structures.

~~14.6~~18.3 Secondary uses, such as active and ~~passive~~ low intensity recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are permitted

on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.

~~14.7~~18.4 LANGUAGE

18.3.1 The choice of language used in this Plan is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

18.3.2 Some policies set out positive requirements and others set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote” and “encourage.”

18.3.3 When applying the policies of this Plan, it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies.

18.3.4 Where any Act or Regulation is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute or Regulation.

18.3.5 The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Townships commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting, and subject to the allocation of limited staff resources.

~~14.8~~18.5 FIGURES AND QUANTITIES

18.4.1 The system of measurement for this Plan is the metric system. Where the abbreviations m, m2, and ha are used, they shall mean metre(s), square metre(s), and hectares accordingly.

18.4.2 Where numbers or values are specified in this text, such quantities are intended as guidelines, unless otherwise specified by the policies of this Plan. 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.

18.4.3 Where density figures are provided, they shall mean gross density, unless

otherwise specified by this Plan or the relevant policy in a provincial plan.

~~14.9~~18.6 DEFINITIONS

The following definitions are provided to help and assist in the interpretation of the Official Plan and are to be used in understanding the intent and intended outcomes of the policies and designations within this Plan. Relevant definitions provided in the Provincial Planning Statement, County of Simcoe Official Plan and the *Planning Act* have been duplicated where appropriate in this Official Plan for ease of reference and use. In all other instances, terms shall be defined in accordance with their common usage and if necessary, reference to the Canadian Oxford Dictionary.

ACTIVE TRANSPORTATION
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.

ADDITIONAL 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 *additional needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

ADDITIONAL RESIDENTIAL UNIT
Means a self-contained residential unit which includes the following areas that are separate from the primary residential unit: a separate entrance, kitchen facilities, washroom facilities, and living space. An Additional Residential Unit shall be contained within a dwelling, or a building or structure accessory to a dwelling.

ADJACENT LANDS

a) For the purposes of *natural heritage features or areas*, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

b) For the purposes of *mineral aggregate resources*, those lands contiguous to lands on the surface of known *deposits of mineral aggregate resources*, where it is likely that development would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and

c) For the purposes of *protected heritage property*, those lands contiguous to the *protected heritage property*.

ADVERSE EFFECT
As defined in the *Environmental Protection Act.*

AFFORDABLE

a) In the case of ownership housing, the least expensive of:

   i. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for *low and moderate income households*; or

   ii. Housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the municipality;

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

   i. A unit for which the rent does not exceed 30 per cent of gross annual household income for *low and moderate income households*; or

   ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

AGRICULTURAL CANNABIS PRODUCTION
Means the growing and harvesting of cannabis in an open-air setting which is authorized by a licence issued by Health Canada and located outside of an Employment Area.

AGRICULTURAL CONDITION
Means:

a) In regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and

b) In regard to *prime agricultural land* outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

AGRICULTURAL IMPACT ASSESSMENT
A study that evaluates the potential impacts of non-*agricultural uses* on agricultural lands and operations and, where applicable, the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

AGRICULTURAL SYSTEM
A system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and,

b) An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

AGRICULTURAL USES
The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

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 a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

AGRICULTURE-RELATED USES
Farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

ALTERNATIVE ENERGY SYSTEM
A system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

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 assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

AREAS OF ARCHAEOLOGICAL POTENTIAL
Means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under 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.

BROWNFIELD SITES
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.

BUILT HERITAGE RESOURCE
A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an indigenous 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.

CANNABIS
Means cannabis as defined in the *Cannabis Act* or its successor.

COMPACT BUILT FORM
A land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well- connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

COMPLETE COMMUNITY
Places such as mixed-use neighbourhoods or other areas within cities, towns, and *Settlement Areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

COMPLETE STREETS
Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists.

COMPREHENSIVE REHABILITATION
Rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

CONSERVED
The identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a Conservation Plan, Archaeological Assessment, and/or Heritage Impact Assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigation measures and/or alternative development approaches can be included in these plans and assessments.

COUNTY
Refers to the Corporation of the County of Simcoe unless otherwise specified. The County is a municipality for the purposes of Provincial legislation.

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, 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*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, 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 designation, or a United Nations Educational, Scientific and Cultural Organization (UNESCO World Heritage Site).

CULTURAL HERITAGE RESOURCES
Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

D-4 APPROVAL AUTHORITY
For all County owned or operated Waste Disposal Sites the County is the D-4 Approval Authority. For all private and local municipality owned or operated Waste Disposal Sites, the Township is the D-4 Approval Authority.

D-4 ASSESSMENT AREA
Refers to the lands generally within 500 metres of the waste disposal site, or more specifically, the area shown on Schedule F of this Plan. The D-4 Assessment Area may vary according to the actual waste cell location, depth and type of waste and existing conditions.

D-4 GUIDELINE
Means the Ministry of Environment, Conservation and Parks (MECP) Guideline D-4, as amended and any successor guideline or legislation.

DEPOSITS OF MINERAL AGGREGATE RESOURCES
Means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

DESIGNATED AND AVAILABLE
Means lands designated in the official plan for urban residential use.

DEVELOPMENT
Means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

a) Activities that create or maintain infrastructure authorized under an environmental assessment process; or

b) Works subject to the *Drainage Act*; or,

c) For the purposes of Sections 13 and 16 concerning Mineral Aggregate Resources, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to Provincial policy.

DRINKING-WATER SYSTEM
A system of works, excluding plumbing, that is established for the purpose of providing users of the system with drinking water and that includes:

a) Anything used for the collection, production, treatment, storage, supply, or distribution of water;

b) Anything related to the management of residue from the treatment processor the management of the discharge of a substance into the natural environment from the treatment system; and,

c) A well or intake that serves as the source or entry point of raw water supply for the system.

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 socio-economic interactions.

EMPLOYMENT AREA
Means those areas designated in an Official Plan for clusters of business and economic activities including, manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

ENDANGERED SPECIES
Means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

ENERGY STORAGE SYSTEM
Means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

ENERGY TRANSMISSION PIPELINE
A pipeline for transporting large quantities of oil or natural gas within a province or across provincial or international boundaries. Energy transmission pipelines do not include local distribution pipelines.

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.

FILL AREA
Means the area of a Waste Disposal Site set aside for landfilling.

FISH HABITAT
Means as defined in the Fisheries *Act*, c. F-14, water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

FLOOD FRINGE
For river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

FLOOD PLAIN
For river, stream and small inland lake systems, means an area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

FLOODING HAZARD
Means the inundation, under the conditions specified below, or areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water;

a) Along the shores of Georgian Bay, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;

b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

i. The flooding 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;

ii. The one hundred year flood; and

iii. A flood which is greater than the two sub-points above which was actually experienced in the particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

iv. 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).

FLOODPROOFING STANDARD
Means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave effects*, and other water-related hazards along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, and *flooding hazard*s along *river, stream and small inland lake systems*.

FLOODWAY
For a river, stream and small inland lake system, 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.

FREIGHT-SUPPORTIVE
In regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

GARDEN SUITE
Means a self-contained residential unit, subordinate to a primary dwelling, in which both kitchen and bathroom facilities are provided, and which is located on a lot within an ancillary building that is not adjacent to a public laneway.

GREEN INFRASTRUCTURE
Natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, storm water management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

GREYFIELDS
Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict, or vacant.

GROUND WATER FEATURES
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 hydrogeological investigations.

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES
Habitat within the meaning of section 2 of the *Endangered Species Act,* 2007.

HAZARDOUS FOREST TYPES FOR WILDAND FIRES
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
Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. 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 the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

HAZARDOUS SLOPE
Means any area in which slopes measure thirty percent or greater over a vertical distance of at least three metres. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 3 metres of vertical distance.

HIGHLY VULNERABLE AQUIFER
Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect.

HOUSING OPTIONS
Means a range of housing types such as, but not limited to, single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

HYDROLOGIC FUNCTION
The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere,

and water's interaction with the environment including its relation to living things.

IMPACTS OF A CHANGING CLIMATE
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 Ontario Regulation 332/12 under the *Building Code Act* 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 but shall not include a private surface water supply and treatment system.

INDUSTRIAL CANNABIS PRODUCTION FACILITY
Means any building or structure in an Employment Area or Industrial Designation that is licenced and authorized by Health Canada to ship, deliver, transport, destroy, grow, dry, export and/or import cannabis, including related research as may be permitted in the license authorized by Health Canada.

INFRASTRUCTURE
Means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, storm water management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

INSTITUTIONAL USE
For purposes of section 8, 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
The development of a property, site or area at a higher density than currently exists through:

a) Redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;

b) The development of vacant and/or underutilized lots within previously developed areas;

c) Infill development; and

d) The expansion or conversion of existing buildings.

INTERMITTENT STREAMS
Stream-related watercourses that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.

LARGE SUBSURFACE SEWAGE DISPOSAL SYSTEMS
Subsurface disposal systems with a design capacity in excess of 10,000 litres per day. These systems are to be designed in accordance with section 22 of “Design Guidelines for Sewage Works, 2008”.

LIFE SCIENCE AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)
An area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Ministry of Northern Development, Mines, Natural resources and Forestry using evaluation procedures established by that Ministry, as amended from time to time.

LIVE-WORK UNIT
A Live-work unit means a building or unit within a building (e.g. studio, loft, or one bedroom) used for commercial and residential purposes where the residential use of the space is accessory to the use as a place of work.

LOW AND MODERATE INCOME HOUSEHOLDS

a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or

b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

LOW IMPACT DEVELOPMENT
An approach to storm water 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 storm water 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 storm water. 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.

MAJOR GOODS MOVEMENT FACILITIES AND CORRIDORS
The transportation facilities, corridors and networks associated with the inter- and intra- provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and Haul Routes and primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guideance or based on municipal approaches that achieve the same objectives.

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*.

MINIMUM DISTANCE SEPARATION FORMULAE (MDS)
Means a formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

MUNICIPAL SEWAGE SERVICES
Means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

MUNICIPAL WATER SERVICES
Means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*.

NATURAL HERITAGE FEATURES AND AREAS (NATURAL HERITAGE)
Means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, habitat of endangered species and threatened species, fish habitat, significant woodlands, significant wildlife habitat, significant valleylands, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

NATURAL HERITAGE SYSTEM
A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include key natural heritage

features and areas**,** Federal and Provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

NET HECTARE
Area of land used for strictly residential purposes including driveways and private yards; however, excluding areas for parks and trails, school sites, walkways, stormwater management ponds and roads.

NORMAL FARM PRACTICES
A 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 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.

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. Land-extensive energy facilities, such as ground-mounted solar or battery storage are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

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*.

PORTABLE ASPHALT PLANT
Means a facility:

a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and,

b) Which is not permanent construction, but which is to be dismantled at the completion of the construction project.

PORTABLE CONCRETE PLAN
Means a building or structure:

a) With equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b) Which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

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 with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Rural Affairs.

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.

PRIVATE SERVICES
Means individual on-site sewage services and individual on-site water services.

PRIVATE COMMUNAL SEWAGE SERVICES
Means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six more lots or private residences and is not owned by a municipality.

PRIVATE COMMUNAL WATER SERVICES
Means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act*, 2002 that serves six or more lots or private residences.

PROTECTED HERITAGE PROPERTY
Means property designated under Parts IV, or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation easement under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property with known archaeological resources in accordance with Part VI of the *Ontario Heritage* Act,; property protected under federal legislation; and United Nations Educational and Scientific and Cultural Organization (UNESCO) World Heritage Sites.

PROVINCIAL PLAN
Means a provincial plan within the meaning of Section 1 of the *Planning Act*.

PROVINCIAL PLANNING STATEMENT (PPS)
Refers to the Provincial Planning Statement, issued under Section 3 of the *Planning Act*.

PROVINCE OR PROVINCIAL
Refers to the Province of Ontario and its Ministries.

PROVINCIALLY SIGNIFICANT WETLAND
Means an area identified as provincially significant using evaluation procedures established by the Province, as amended from time to time.

PUBLIC SERVICE FACILITIES
Means land, buildings and structures, including but not limited to, schools, hospitals and community recreation facilities, 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, child

care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.

QUALITY AND QUANTITY OF WATER
These are measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

RAIL FACILITIES
Means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

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

RENEWABLE ENERGY SOURCE
Means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

RENEWABLE ENERGY SYSTEM
Means a system that generates electricity, heat and/or cooling from a renewable energy source.

RESERVE SEWAGE SYSTEM CAPACITY
Means design or planned capacity in a waste water treatment facility, within municipal sewage services or private communal sewage services, which is not yet committed to existing or approved development. For lot creation using private communal sewage services and individual on-site sewage services, reserve sewage system capacity includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

RESERVE WATER SYSTEM CAPACITY
Means design or planned capacity in a water treatment facility which is not

yet committed to existing or approved development. Reserve water system capacity applies to municipal water services or private communal water services, and not individual on-site water services.

RESIDENCE SURPLUS TO A AGRICULTURAL OPERATION
Means one existing habitable detached dwelling that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

RESIDENTIAL INTENSIFICATION
Means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

a) Redevelopment, including the redevelopment of *brownfield sites*;

b) The development of vacant or underutilized lots within previously developed areas;

c) Infill development;

d) Development and introduction of new *housing options* within previously developed areas;

e) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and

f) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

RESIDENTIAL UNIT
Means a unit that:

a) Consists of a self-contained set of rooms located in a building or structure,

b) Is used or intended for use as residential premises, and,

c) Contains kitchen and bathroom facilities that are intended for the use of the unit only.

RIVER, STREAM AND SMALL INLAND LAKE SYSTEMS

Means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single run-off event.

RURAL SETTLEMENT AREAS
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 sewage systems, contain a limited amount of undeveloped lands that are designated for development and are subject to Official Plan policies that limit growth.

SENSITIVE
In regard to *surface water features* and *ground water features*, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

SENSITIVE LAND USES
Means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

SETTLEMENT AREA
Means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Settlement areas vary in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.
Settlement areas are:

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.

SEWAGE AND WATER SERVICES
Includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

SIGNIFICANT GROUNDWATER RECHARGE AREA
An area that has been identified:

a) As a significant groundwater recharge area by any public body for the purposes of implementing the Provincial policies or plans;

b) As a significant groundwater recharge area in the assessment report required under the *Clean Water Act*, 2006; or

c) As an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines. For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands.

SIGNIFICANT WETLAND
An area that has been identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time.

SIGNIFICANT WILDLIFE HABITAT
A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WOODLAND
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 County of Simcoe and Province. For purposes of this Plan, a Significant Woodland shall generally be 50 hectares or larger.

SIGNIFICANT VALLEYLAND
A *valleyland* which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of

an identifiable geographic area or *natural heritage system*. These are to be identified using criteria established by the Province.

SITE ALTERATION
Means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SPECIAL POLICY AREA
Means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria for designation and procedures for approval are established by the Province. A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

STORM WATER MANAGEMENT PLAN
A plan that provides direction to avoid or minimize and mitigate storm water volume, contaminant loads, and impacts on receiving water courses to: maintain groundwater quality and flow and stream baseflow; protect water quality; minimize the disruption of pre-existing (natural) drainage patterns wherever possible; prevent increases in stream channel erosion; prevent any increase in flood risk; and protect aquatic species and their habitat.

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 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.

SURFACE WATER FEATURE

Means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

THREATENED SPECIES
Means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

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'n'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.

TOWNSHIP
Means the Corporation of the Township of Severn.

TWO ZONE CONCEPT
Means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

URBAN AGRICULTURE
Means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

UTILITIES
Include power, communications/telecommunications and other cable services, as well as gas and district energy services.

VALLEYLANDS
Means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

VULNERABLE
Means surface and/or ground water that can be easily changed or impacted.

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 as a 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 sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

WATERSHED
Means an area that is drained by a river and its tributaries.

WATER RESOURCE SYSTEM
A system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.

WAVE EFFECTS
Means the movement of water up onto a shoreline or structure following the breaking of a wave, including wave uprush, wave set up and water overtopping or spray; the limit of *wave effects* is the point of furthest landward horizontal movement of water onto the shoreline.

WAYSIDE PITS AND 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.

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 wetlands 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 measures identified by the Ontario Ministry of Natural Resources and Forestry 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.

WOODLANDS

Means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, and provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest".

SECONDARY PLAN

TOWNSHIP OF SEVERN

SOUTH OF DIVISION ROAD SECONDARY PLAN

~~(Forming Section 11 of the Official Plan for the former Corporation of the Township of Orillia)~~

Adopted by Council: June 26, 2024
Modifications by County of Simcoe: February 11, 2025
~~*Adopted by Council: March 16, 1995*~~

~~*Approved by MMAH with Modifications: October 29, 1999*~~

~~*Consolidated: May 2000*~~

Historical Context: The Secondary Plan originally formed part of section 11 of the former Corporation of the Township of Orillia Official Plan. The Secondary Plan was originally adopted by Council on March 16, 1995, was approved by MMAH with modifications on October 29, 1999.

The area designations and policies identified by the secondary plan were originally informed by:

1. a background report which identified certain environmental, servicing, transportation and planning constraints including those relating to water and sanitary sewage services, storm water management, existing land uses, development limitations imposed by the natural environment and traffic generation;

2. a comprehensive hydrogeological study of the secondary plan area entitled, "The Township of Severn Secondary Plan - Report on Hydrogeological Studies"

prepared by Dixon Hydrogeology Limited in 1993;

3. a comprehensive environmental analysis entitled "Township of Severn South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993;

4. deliberations by the Planning & Development Committee and Council; and
5. public meetings conducted by Council.

~~1. The Secondary Plan text has been carried forward from the in-effect Township of Severn Official and is contained in Section 19 below. Only Section numbering, cross references to Section numbers and mapping references have been updated to reflect the proposed Modified New Official Plan, June 2024. No other changes have been made to the Secondary Plan.~~

SECTION 19 SOUTH OF DIVISION ROAD SECONDARY PLAN

19.1 INTRODUCTION

19.1.1 PURPOSE

The purpose of the South of Division Road Secondary Plan is to establish detailed development and land use policies to guide future development in the area generally bounded by the City of Orillia in the south, Provincial Highway No. 11 in the east, Provincial Highway No. 12 and the road allowance between Concessions 1 and 2 in the west and Division Road in the north.

19.1.3 LOCATION

The area affected by the secondary plan encompasses approximately 1467 hectares (3625 acres) and includes Lots 1 and 2 and Part of Lots 3, 4 and 5, Concession 2; Lots 1, 2 3 and 4 and Part of Lot 5, Concessions 3 and 4; Lots 1 and 2 and Part of Lots 3 and 4, Concession 5 and Lot 1 and Part of Lots 2 and 3, Concession 6 in the Township of Severn ~~(formally the Township of Orillia~~).

19.1.4 BASIS OF THE SECONDARY PLAN

~~Section 9.2 of the Official Plan for the Corporation of the Township of Orillia states the plan's~~ The intent ~~that a~~of the secondary plan is to ~~, setting out major~~establish road systems and ~~future~~ land use patterns, b~~e prepared prior to the occurrence of major development~~ within the secondary plan area. ~~The South of Division Road Secondary Plan results directly from this~~The policies have been formed to preserve natural heritage features and identify future development constraints based on the hydrogeological sensitivities and servicing for the area. ~~policy and is formulated on the basis of:~~

~~1. a background report which identified certain environmental, servicing, transportation and planning constraints including those relating to water and sanitary sewage services, storm water management, existing land uses, development limitations imposed by the natural environment and traffic generation;~~

~~2. a comprehensive hydrogeological study of the secondary plan area entitled, "The Township of Severn Secondary Plan - Report on Hydrogeological Studies" prepared by Dixon Hydrogeology Limited in 1993;~~

~~3. a comprehensive environmental analysis entitled "Township of Severn South of Division Road Secondary Plan -~~

~~Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993;~~

~~4. deliberations by the Planning & Development Committee and Council; and~~

~~5. public meetings conducted by Council.~~

19.1.5 RELATIONSHIP OF THE SECONDARY PLAN TO THE OFFICIAL PLAN

The South of Division Road Secondary Plan ~~was adopted by the Council of the Township of Severn and approved by the Minister of Municipal Affairs and Housing, with modifications, as an amendment to the Official Plan for the Corporation of the Township of Orillia.~~ The preparation of the South of Division Road Secondary P~~p~~lan resulted from the provisions of Section ~~9.2~~3.6 of the official plan which ~~call~~ permit ~~for~~ the preparation of a secondary plan ~~prior to the occurrence of major development within the secondary plan area~~. In accordance with this policy the secondary plan provides detailed planning criteria to guide development within the secondary plan area. The policies of the secondary plan, however, are not intended to stand alone. The development of the area shall proceed in a manner consistent with the policies contained within both this Section 19 (South of Division Road Secondary Plan) and the remaining sections of the official plan. In the event of a conflict, the policies of this Section 19 shall govern.

19.2 PLANNING PRINCIPLES

19.2.1 GENERAL

Planning for lands such as the secondary plan area must be based on a clear statement of those planning principles which are considered relevant to the area. The goals and objectives of Section 1 of the official plan in addition to the following planning principles shall form the basis of the comprehensive development, land use, servicing and transportation policies contained in Sections 19.3, 19.4, 19.5 and 19.6 of this secondary plan.

19.2.2 NATURAL ENVIRONMENT

Recognizing that significant parts of the secondary plan area accommodate areas of extreme environmental sensitivity, particularly those areas situated in the vicinity of the North River and Silver Creek tributaries, and recognizing that the environmental integrity of these cold water streams and associated biotic lifeforms, is dependent upon minimizing potential interference by surface and/or groundwater pollution, no development shall be permitted within ~~identified areas of extreme environmental sensitivity~~Special Policy Area Environmental, Special Policy

Area Woodlot, and Environmental Protection, and development in adjacent areas shall be limited ~~to that of a low density nature,~~ so that the quality and quantity of surface water and groundwater contamination is protected or enhanced.

~~High density forms of d~~Development, ~~such as that common to urban centres with communal servicing infrastructures,~~ shall not be permitted within the Natural Heritage System.

19.2.3 LIVING ENVIRONMENT

Recognizing that a number of environmental factors will influence ~~settlement~~growth and development patterns within the secondary plan area the secondary plan shall ensure that the living environment for area residents is optimized by ~~preventing the occurrence of development on lands susceptible to environmental hazards,~~ directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. New development will ~~by~~ encourag~~inge~~ the preservation of the area's natural amenities and by applying the standards established by the ~~Ministry of the Environment~~Provincial government and other concerned authorities to address any existing or potential sources of pollution or other forms of environmental degradation.

19.2.4 TRANSPORTATION

New vehicular and pedestrian transportation routes and facilities shall be located to ensure ~~minimal disturbance to~~efficient connection and integration with existing residential areas to promote active transportation and to avoid significant ~~natural~~ environmentally sensitive~~landforms~~features. Furthermore, new transportation facilities shall be constructed in accordance with the standards established by the Township of Severn and the Ministry of Transportation.

19.2.5 SERVICING

New development shall be serviced ~~by full municipal, on-site communal water and sewer services or private water supply and sanitary sewage disposal systems, each of which shall be~~ in accordance with Provincial Policy Statement 2024, and the standards established by the ~~Ministry of the Environment~~Provincial government and the Township of Severn. Development on partial services shall not be permitted. Furthermore, new development will only be permitted in accordance with the storm water management criteria established by the Township of Severn in consultation with the ~~Ministry of Natural Resources~~Province.

19.2.6 RECREATIONAL

The recreational potential of the area shall, wherever possible, be maximized by encouraging the preservation of the area's natural features, the development of scenic trails and the possible establishment of parks in or in the vicinity of area drainage basins. The development and expansion of active recreational areas such as baseball diamonds and soccer fields, shall be encouraged as development proceeds.

19.2.7 RESIDENTIAL

Future residential development shall be located to optimize the natural amenities of the area. ~~and shall be separated~~ An appropriate transition between residential and sensitive land uses to~~from~~ commercial and industrial sites and major roadways ~~by~~ should be done so ~~appropriat~~appropriately and may include~~e~~ buffers.

19.2.8 COMMERCIAL

Future commercial development generally shall be limited to highway commercial uses, commercial uses accessory to industrial areas and space extensive commercial uses.

Highway Commercial type uses shall be permitted by amendment to this secondary plan.

19.2.9 COMMUNITY FACILITIES

Community and other service facilities shall be located in the secondary plan area on the basis of the needs of area residents and those of the township as a whole.

19.2.10 INDUSTRIAL

Industrial development shall be limited to non-noxious industrial uses which shall be located to optimize their proximity to Highway No.'s 11 and 12. Industrial uses shall be buffered from residential areas.

19.2.11 ARCHAEOLOGICAL

Recognizing that the secondary plan area's favourable natural features and strategic location are at the historical ~~at the~~ junction of two major trade routes, may have fostered relatively intensive ~~Native~~ Indigenous community ~~settlement~~activities~~,~~. T~~t~~he archaeological potential of the secondary plan area shall be investigated prior to major disturbances being permitted.

19.3 DEVELOPMENT POLICIES

~~The development policies of this secondary plan relate to those contained in the official plan.~~ The development of the secondary plan area shall proceed in accordance with the development policies of the official plan and the secondary plan. In the event of a conflict the policies of this Section shall govern.

19.3.1 GENERAL

To ensure orderly, economic and aesthetically pleasing development the secondary plan area has been divided into nine land use designations thereby separating activities which have conflicting requirements and functions. It is the intent of this secondary plan that all development within the secondary plan area occur in accordance with these land use classifications and the policies contained within the secondary plan's text. Furthermore, Council shall endeavour to ensure:

1. that no by-law is passed which does not conform to the intent of the secondary plan and the official plan;

2. that new development does not hinder the township's financial situation;

3. that all public works comply with the intent of the secondary plan and the official plan;

4. that new development is provided with water supply and sanitary sewage disposal services established in accordance with the requirements of the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~ and the Township of Severn; and

5. that new development is protected from flooding and~~/or other environmental hazards.~~ shall generally be located outside of human-made and naturally occurring hazard lands and sites.

19.3.2 DEVELOPMENT STAGING

It is the intent of Council that development be permitted to proceed concurrently throughout the secondary plan area in accordance with the servicing policies of this secondary plan and the official plan. It is anticipated however, that development will progress in an orderly manner and as such the extension of required services, including arterial and collector roads, shall be permitted to occur in stages.

19.3.3 ENERGY CONSERVATION

Development within the secondary plan area shall be encouraged to utilize renewable energy sources and energy conservation measures through ~~*site planning, subdivision design*~~*Planning Act* applications, building design, and landscaping. Wherever possible, this shall include:

1. the orientation of local roads in an east - west direction and the orientation of future buildings within 30 degrees of due south;

2. the preservation of existing vegetation to buffer development from northwest winds;

3. the utilization of the area's topography as a means of optimizing the solar potential of specific sites; and

4. the establishment of pedestrian and bicycle paths to provide an alternative to vehicular modes of transportation.

In considering new development the township may include an assessment of energy efficiency in its evaluation of development proposals.

19.3.4 NOISE ATTENUATION

The noise generated by Provincial Highway No.'s 11 and 12, the fairground and the existing aggregates operation in Lots 2, 3 and 4, Concession III poses a potential constraint on development. As such, where required, Council's consideration of residential development proposals in proximity to these uses shall be preceded by noise analyses undertaken in accordance with the requirements of the Ministry of ~~the~~ Environment, Conservation and Parks and/or the Ministry of Transportation.

19.3.5 DEVELOPMENT AGREEMENTS

Refer to Section 17 of the official plan.

19.3.6 DEVELOPMENT CHARGES

Council may levy development charges on new development throughout the secondary plan area in order to finance the provision of municipal services.

19.3.7 PUBLIC USES

It is the intent of this secondary plan that public uses such as utility, communication and publicly-owned transportation facilities, educational facilities, including public and separate schools, public institutions of post-

secondary education, places of worship, public parks and playgrounds, pedestrian trails, municipal government buildings, libraries, museums, nursing homes and similar uses including any services and facilities normally provided by the Township of Severn or any other public authority or utility including any department or ministry of the Government of Canada or Ontario, the County of Simcoe, Hydro One, any natural gas distribution, utility and telephone or communication utility, inclusive of cable television, shall be permitted in all land use designations in accordance with the policies of Section 17 of the official plan and the provision set out below. Accessory uses ~~such as a residence for a caretaker or watchman, administrative offices and minor commercial uses also~~ may be permitted but only when clearly incidental to a permitted public use. In considering the establishment of a new public use or facility, the township shall have regard to the following:

Public uses shall occur on lots of an appropriate size and in accordance with:

a) Public uses shall be designed in a manner compatible with adjacent land uses and, wherever necessary, measures shall be taken to ensure appropriate buffering through the use of landscaping and screening;

b) The design of public uses, particularly public buildings and structures, shall be in general harmony with the uses permitted in the specific designation in which the public use is situated;

c) Building setbacks from the TransCanada PipeLines Limited ("TCPL") pipeline right-of-way shall be in accordance with policies of this Official Plan and Section 19.3.16 of this secondary plan;

d) The establishment of new public uses shall occur in a manner which does not hinder or preclude orderly planning within the remainder of the secondary plan area;

e) Public uses entailing the construction of buildings shall not be permitted in areas identified as hazard lands impacted by flooding and erosion, lands designated, "Environmental Protection", and shall be subject to the polices of Section 19.4.1, Where a public use is contemplated within the Environmental Protection designation ~~or on~~ , lands described as Special Policy Area: Environmental or Woodlot, or the adjacent lands, Council shall be satisfied that the establishment of the public use can proceed ~~without~~ having ~~a~~no ~~deleterious~~ negative impact on the natural features ~~and~~ or their ecological functions for which the area has been identified. This may be established through the preparation of an E.I.S.

undertaken in accordance with the provisions of this Plan or a similar analysis deemed appropriate by the municipality and/or through procedures pursuant to the Environmental Assessment Act. ~~Despite the above, permitted public uses entailing the construction of buildings shall not be permitted in the "Environmental Protection" designation and shall be subject to the polices of Section 19.4.1; and,~~

f) Public uses may be included in separate zoning classifications in the implementing zoning by-law.

Notwithstanding the foregoing provisions or those of Section 17 of the Township of Severn Official Plan:

i. the establishment of sewage treatment and/or water supply works shall be permitted in all land use designations in accordance with the provisions of this secondary plan; and,

ii. the establishment of new electric power facilities, excluding electric power generating stations, shall be permitted in all land use designations subject exclusively to the provisions of the Environmental Assessment Act.

19.3.8 DESIGN GUIDELINES

The secondary plan area displays a predominantly natural landscape. It is an objective of this secondary plan to retain as much of this natural character as possible while permitting development within the policy framework of the plan.

Some of the basic elements contributing to the character of the secondary plan area include its undulating topography, forest cover and prominent upland and lowland environmental areas. In order to protect and enhance this landscape a number of design guidelines are stated below. These guidelines shall be utilized in assessing any new development proposal or public work.

a) Existing vegetation, including forested areas, topography, views and watercourses shall be preserved as much as possible. Clear cutting of treed sites shall be discouraged and where deemed appropriate, tree inventories shall be undertaken and preservation techniques devised, to ensure the survival of designated trees. Tree removal is subject to the Simcoe County Tree Cutting By-law.

b) New ~~roads,~~ buildings, and utility installations shall, as far as

possible, be designed to blend with the natural landscape.

c) Existing landforms and grades shall be maintained as much as possible.

d) New development, particularly in forested areas, shall be located and designed so as to diminish the effect on existing vegetation and topography.

~~e) New development on steep slopes shall be avoided wherever possible and where such development occurs, design guideline c) above shall apply.~~

~~f)~~e) Generally, new development shall be screened from major roads, both within and surrounding the secondary plan area, by existing tree cover, planting areas or other appropriate vegetation or berming.

~~g)~~f) Where fencing is required, the use of natural construction materials such as wood or stone shall be encouraged and the fencing shall be maintained in a condition which blends with the landscape. Preference shall be given to designs incorporating additional planting or properly designed berming rather than fencing.

~~h)~~g) Outside storage shall be avoided wherever possible and, where permitted, it shall be screened from adjacent roads and/or surrounding properties.

~~i)~~h) Where additional landscaping is necessary as a component of site development, it should generally consist of plants which are indigenous to the area.

~~j)~~i) The landscaping of individual lots or sites should be designed to blend with surrounding properties and with the character of the area as a whole.

~~k)~~j) The use of building materials and building designs that blend with the landscape and with each other shall be encouraged. The natural character of the landscape shall be respected and reinforced, particularly in forested areas.

~~l)~~k) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and the surrounding area.

~~m)~~l) The scale of new buildings and structures should be appropriate to their surroundings.

~~n)~~m) On-site parking shall be integrated with the development of the site and generally shall be screened from surrounding roads and properties.

19.3.9 DESIGN CRITERIA FOR ~~THE PHYSICALLY CHALLENGED~~ACCESSIBILITY

~~Recognizing the unique concerns of the physically challenged as they pertain to building design~~, ~~t~~The township shall ensure that the construction of new facilities and the reconstruction of old facilities occurs in a manner that is consistent with ~~the needs of the physically challenged~~the Accessibility for Ontarians with Disabilities Act (AODA). In pursuing this goal the township shall:

a) require building construction to occur in accordance with the regulations of "The Building Code" and the Accessibility for Ontarians with Disabilities Act;~~,~~ and

b) encourage any construction or reconstruction on public lands to occur in a manner consistent with the needs of the physically challenged.

19.3.10 ARCHAEOLOGICAL CONSERVATION

~~In that the secondary plan area's favourable natural features and strategic location at the junction of two major trade routes, may have fostered relatively intensive Native settlement, Council acknowledges that parts of the secondary plan area could be of special archaeological and historical significance. It, therefore, is the intent of this plan that final approval of major new public works and/or private development proposals within the secondary plan area be preceded by an assessment of the archaeological resources of proposed developmentsites.Intheeventthe investigationsrevealthatasite's archaeological resources warrant conservation, then appropriate mitigation techniques shall be devised and incorporated into the construction process.~~

~~In the case of private development initiatives, the archaeological assessment shall be undertaken by the proponent of the development in consultation with the Ministry of Citizenship, Culture and Recreation.~~Refer to Section 14 of the official plan.

19.3.11 HERITAGE CONSERVATION

Refer to Section 14 of the official plan.

19.3.12 SPECIAL POLICY AREA: ENVIRONMENTAL

See Section 19.4.1.12.

19.3.13 SPECIAL POLICY AREA: WOODLOT

See Section 19.4.1.13.

19.3.14 POLICY AREA: AGGREGATES

See Section 19.4.5.2.

19.3.15 ~~SPECIAL POLICY AREA:~~ WASTE DISPOSAL ~~ASSESSMENT~~

~~Lands described as Special Policy Area: Waste Disposal Assessment on Schedule 3 - Special Policy Areas to this secondary plan encompasses areas situated within 500 metres of the closed County of Simcoe "South Landfill" site (Site Certification No. A2526) located on part of Lot 1, Concession 6 N.D. The landfill facilities have the potential to adversely affect future land uses in these areas. Accordingly, notwithstanding the land use designations on Schedule 1 - Land Use Plan to this secondary plan, development shall only be permitted to proceed on lands described as "Special Policy Area: Waste Disposal Assessment" where an assessment undertaken pursuant to Ministry of the Environment (MOE) Policy 07-07-01, Land Use On or Near Landfills and Dumps (MOE, 1987) demonstrates to the satisfaction of the MOE and Council that it can occur safely and in an environmentally sound manner.~~

~~Where it has been established that development may occur, then it shall proceed on the basis of the land use designations delineated on Schedule 1 to this secondary plan.~~Refer to Section 11.15 of the official plan.

19.3.16 TRANSCANADA PIPELINES LIMITED

~~The TransCanada PipeLines Limited ("TCPL") pipeline right-of-way, which traverses the secondary plan area, presents both safety and design related development constraints. It therefore is the intent of this secondary plan that public works and/or private development initiatives located within 200 metres of the right-of-way, be undertaken in consultation with TCPL and in accordance with~~ Refer to Section 4.5 of the official plan~~is Plan~~.

19.3.17 AGRICULTURAL RESOURCES

Council recognizes that parts of those lands designated for development on Schedule 1 to this secondary plan are vacant and in some areas in general agricultural use. It is the intent of this secondary plan that these lands be maintained in agricultural and quasi-agricultural use, for as long as possible, in the period leading up to their development. Such agricultural and/or quasi-agricultural activities might include nurseries, greenhouses, veterinary services, apiaries and kennels in addition to the more traditional agricultural operations. Intensive agricultural uses shall be discouraged.
Although agricultural uses are permitted, the areas intended for development are to be prioritized.

19.4 LAND USE POLICIES

The land use policies of this secondary plan complement the official plan by providing land use criteria specific to the secondary plan area. Development within the secondary plan area shall proceed in accordance with the land use policies of the secondary plan which are intended to stand alone.

The following land use policies relate to the designations delineated on Schedule 1 to this secondary plan. Schedule 1 establishes the pattern of development by dividing the secondary plan area into nine land use classifications: Environmental Protection, Open Space, Countryside Residential, Community Facility, Industrial, Highway Commercial, Extractive Industrial, Mobile Home Residential and Rural. These designations and associated land use policies shall provide the basis for development within the secondary plan area and guidance in the consideration of amendments to the township's comprehensive zoning by-law.

Except as specifically provided for in this secondary plan, any changes to "Schedule 1" or the "Land Use Policies" shall require an amendment to the secondary plan.

19.2.1 ENVIRONMENTAL PROTECTION

Lands designated Environmental Protection generally are located within the secondary plan area's drainage basins and play primary roles in supporting the natural/ecological functions for the area. As well, certain of the lands are susceptible to flooding while others have inherent environmental hazards such as ponds, wetlands, flood or erosion susceptibility, poor drainage, organic soils and steep slopes. It is essential that these lands be protected from development in order to preserve the area's natural resources and to permit the implementation of an effective storm water management system within the secondary plan area as a whole.

Reference can be made to Schedule 1 to this secondary plan for an indication of the location of the areas recognized by the Environmental Protection designation; however, the precise location of these areas shall, in all cases, be determined as development proceeds, in consultation with the Ministry of Natural Resources.

The following describes the general principles to be considered in regulating the use of lands designated Environmental Protection.

19.4.1.1 PERMITTED USES

The uses permitted shall include forestry and conservation uses, wildlife areas and existing agricultural uses. In areas not identified as natural heritage features and areas and their adjacent lands, low intensity, non-motorized recreation ~~public uses described in Section 19.3.7 not requiring the construction of buildings, public parks, walking, jogging, bicycling and cross-country skiing trails, and other similar open space and recreational uses.~~ and public uses described in Section 19.3.7 not requiring the construction of buildings, are permitted,

19.4.1.2 PLANNING APPROACH

The establishment of any permitted use shall occur in a manner which ensures no negative impacts on the natural features or ecological functions for which the area is identified (see "Township of Severn South of Division Road Secondary Plan - Environmental Inventory Analysis", Heartland Environmental Design - 1993 and "Report on Hydrogeological Studies", Dixon Hydrogeology Limited - 1993). Furthermore, all development shall be consistent with the policies of the Provincial Planning Statement, 2024 (PPS2024). Where application of these policies conflicts with the policies and/or requirements of PPS 2024, the PPS 2024 shall prevail.

Pedestrian trails shall be established in accordance with Section 19.6.2 and it is intended that the theme of public parks be orientated toward the preservation of the natural environment as a recreational/educational resource for the benefit of area residents.

An Environmental Impact Statement (EIS) is required for permitted uses within the Environmental Protection designation, and all development or site alteration within 50 metres of the Environmental Protection designation. Further, an EIS is required within 120 metres of provincially significant wetlands, the habitat of threatened or endangered species or hazardous lands. The content of an EIS is set out in Section 19.4.1.15.

19.4.1.3 BUILDINGS AND FILL

No structures nor the removal or placing of fill of any kind whether originating on the site or elsewhere, shall be permitted in Environmental Protection areas except with the approval of the township in consultation with the Ministry of Natural Resources and/or the appropriate authority. ~~Nottawasaga Valley Conservation Authority~~. Buildings or structures required for flood control or other conservation or public projects shall be permitted.

19.4.1.4 BUILDING SETBACKS

Building setbacks shall be imposed from Environmental Protection areas and be determined through an Environmental Impact Statement which includes an assessment of the nature of the feature and related ecological functions for which the Environmental Protection area was identified.

19.4.1.5 FLOOD CONTROL

Whenever any flood control or other works are undertaken which result in significant changes to the Environmental Protection boundaries, such changes shall be incorporated on Schedule 1 to this secondary plan by an amendment to this secondary plan.

19.4.1.6 LAND UNDER PRIVATE OWNERSHIP

It is essential that Environmental Protection areas be protected from future development to preserve the secondary plan area=s natural resources and ecological functions. There is therefore no public obligation to redesignate any Environmental Protection land and nothing in this secondary plan shall be construed to imply that Environmental Protection areas are free and open to the general public or that such areas will be purchased by the township or any other public agency.

19.4.1.7 LAND DEDICATED UNDER THE PLANNING ACT

Where new development is proposed on a site which includes lands designated Environmental Protection because of physical or environmental hazards, such lands shall not necessarily be acceptable as part of the parkland dedication pursuant to the provisions of the Planning Act.

All Environmental Protection lands that are dedicated to the municipality under subdivision/condominium procedures or site plan control agreements shall be conveyed in a satisfactory physical condition and if an open watercourse is involved the dedication shall provide sufficient land for property maintenance operations to be carried out.

19.4.1.8 DETAILED DELINEATION

It is the intent of this secondary plan that the boundaries of the Environmental Protection areas shown on Schedule 1 to this secondary plan be used as a guide in preparing the implementing zoning by-law and that appropriate setbacks from the high water mark of any creek, stream or wetland be established in the implementing zoning by-law in consultation with the Ministry of Natural Resources. When more detailed mapping becomes available Council may amend the secondary plan and implementing zoning by-law to reflect the improved mapping and the more detailed mapping shall take precedence in the consideration of development applications.

19.4.1.9 BOUNDARIES

The boundaries of the Environmental Protection designation are approximate and it is the intent of this secondary plan that their precise location be determined, in consultation with the Ministry of Natural Resources, at the time of the township's consideration of development applications. An amendment to this secondary plan shall not be required to make modifications to the boundaries of the Environmental Protection designation providing the overall intent of the plan is maintained.

19.4.1.10 PARKING AND ACCESS

When Environmental Protection lands are designated for public and/or private recreational or conservation uses, adequate off-street parking shall be provided and maintained in a manner supported by an E.I.S. and beyond the limit of the Environmental Protection land. Accesses supported by an E.I.S. shall be permitted within the Environmental Protection designation and access points to parking areas shall be located in such a manner so as to provide for the safe movement of vehicular and pedestrian traffic. Such facilities shall only be established with the approval of Council in consultation with the Ministry of Natural

Resources.

19.4.1.11 SITE PLAN CONTROL

Policies concerning site plan control in Section 1 2 of the official plan shall apply.

19.4.1.12 SPECIAL POLICY AREA: ENVIRONMENTAL

The use of the term “Special Policy Area” in both policy and designation throughout the Secondary Plan Area, is not to be interpreted as Special Policy Area that has been identified and used by the Minister of Municipal Affairs and Housing in the PPS 2024 to identify areas within communities as a historical flood plain area.

All or parts of the lands described as “Special Policy Area: Environmental” on Schedule 2 - Special Policy Areas to this secondary plan are believed to have special environmental significance as a result of unique biological, zoological and/or other natural functions and features which include a deeryard, a coldwater fishery and extensive forest cover. In addition, these areas are believed to have ecological linkages with and support the ecological functions occurring within the Environmental Protection areas.

Accordingly, notwithstanding the land use designations on Schedule 1 - Land Use Plan to this secondary plan, development within the “Special Policy Area - Environmental” designation shall only be permitted where it has been established to the satisfaction of Council and any appropriate approval agency, through the preparation of an acceptable Environmental Impact Statement (E.I.S.), that development can proceed ~~without~~ having ~~a~~no ~~deleterious~~ negative impact on the natural features and ecological functions for which the area has been identified.

Where it has been established that development can occur, then it may proceed on the basis of the land use designations on Schedule 1 to this secondary plan and the recommendations of the E.I.S. Further, where deemed necessary by Council, a proponent may be required to enter into agreements pursuant to the Official Plan.

19.4.1.13 SPECIAL POLICY AREA: WOODLOT

The use of the term “Special Policy Area” in both policy and designation throughout the Secondary Plan Area, is not to be interpreted as Special Policy Area that has been identified and used by the Minister of Municipal Affairs and Housing in the PPS 2024 to identify areas within communities as a historical flood plain area.

Lands described as “Special Policy Area: Woodlot” on Schedule 2 to this

secondary plan encompass areas of significant forest cover which may require protection as a result of their physical and/or aesthetic functions and qualities including groundwater storage, air filtration, buffering capabilities and ecological linkages with, and support of ecological functions occurring within, the Environmental Protection areas. Accordingly, notwithstanding the land use designations on Schedule 1 - Land Use Plan to this secondary plan, development within the "Special Policy Area: Woodlot" designation shall only be permitted where it has been established to the satisfaction of Council and any appropriate approval agency, through the preparation of an acceptable Environmental Impact Statement (E.I.S.), that development can proceed ~~without~~ having ~~a~~ no ~~deleterious~~negative impact on the ecological functions associated with the woodlot.

Where it has been established that development can occur, then it may proceed on the basis of the land use designations on Schedule 1 to this secondary plan and the recommendations of the E.I.S. Such recommendations should include a Tree Preservation Plan and/or Landscape Remediation Plan. Further, where deemed necessary by Council, a proponent may be required to enter into agreements pursuant to the Official Plan.

19.4.1.14 ZONING

Environmental Protection lands shall be zoned in a separate category in the implementing zoning by-law and lands identified as Special Policy Area: Environmental and Special Policy Area: Woodlot may be zoned in separate categories in the implementing zoning by-law.

19.4.1.15 ENVIRONMENTAL IMPACT STATEMENT GUIDELINES

Where the preparation of an Environmental Impact Statement (E.I.S.) is required by this secondary plan or deemed necessary to determine the suitability of proposed development and/or the adequacy of proposed mitigative measures, it shall proceed in general accordance with the following:

a) E.I.S. Content

A description of the physical features of the lands proposed to be developed including buildings, structures, soils, vegetation, wildlife, topography, watercourses and other relevant features.

i. A general description of the same physical features outlined in Subsection a) above for lands adjacent to the proposed development site.

ii. A description of the development proposal including a detailed site plan.

iii. A description of the potential impacts of the development on the site's natural resources and ecological functions.

iv. A review of alternate development options and alternate methods of mitigating the impacts of development.

v. An analysis of the opportunities for environmental enhancement.

vi. The preparation of an implementation and monitoring plan.

b) Environmental Issues

i. The issue to be addressed and the complexity of an E.I.S. will vary with the scale and type of development and shall be determined on a site-by-site basis in pre-consultation with the County of Simcoe, and/or other relevant authorities or ministries ~~(Nottawasaga Valley Conservation Authority)~~ prior to the E.I.S. proceeding. The following are examples of issues which may require redress through an E.I.S.:

ii. the use and disposal of water/groundwater and the potential impact on recharge and discharge functions;

iii. the potential impact on water quality (including temperature and conveyance);

iv. the potential impact on aquatic habitat, including spawning grounds;

v. the potential impact on waterfowl and mammal habitat;

vi. the potential impact of erosion and siltation;

vii. the potential impact of substance discharges other than water (eg. salt);

viii. the potential impact of noise, air emissions and/or odour;

ix. the quality and quantity of stormwater run-off;

x. the potential impact of the loss of vegetation;

xi. the potential impact of grade alteration and topsoil removal; and,

xii. any other issues deemed to warrant consideration by the Township of Severn or the County of Simcoe ~~(Nottawasaga Valley Conservation Authority)~~and/or other relevant authorities or ministries.

The policies of Section 19.4.1.13 shall apply to areas of significant forest cover.

19.4.2 OPEN SPACE

Within the Open Space classification, the predominant land use shall be for public and private recreation.

19.4.2.1 FUNCTION

~~It is the intent of this secondary plan that Open Space activities be focused in and around floodplains and low-lying basins in conjunction with lands designated Environmental Protection, through the creation of trails and public and private parks. The trails will be developed in conjunction with public and private parks as part of the linked open space system described in Section 19.6.2.~~

It is anticipated that ~~the~~ parks will vary in type from those involving outdoor sports and passive recreation activities to those oriented toward the preservation of the natural environment as a recreational/educational resource for the benefit of area residents. ~~The p~~Parks will function both as destinations for individuals utilizing recreational activities~~the pedestrian trails~~ and as recreational areas ~~for residents of the~~within nearby neighbourhoods ~~in which they are located~~. Parks oriented toward the natural environment might incorporate interpretive displays explaining the biological and geological history of the area including the water cycle, wildlife and food chain, etc.

It also is the intent of this plan to permit the establishment of sports oriented park areas to accommodate sports ~~facilities such as baseball diamonds and soccer~~ fields, anywhere within the secondary plan area including industrial areas but excluding Environmental Protection areas. Uses proposed within lands designated Special Policy Environmental or Woodlot shall be supported by an E.I.S.

19.4.2.2 PERMITTED USES

The uses permitted within Open Space areas shall include forestry, agricultural and conservation uses, public uses, fairgrounds, public and private parks exclusive of campgrounds or trailer parks, and other public and/or private outdoor and indoor recreational uses and activities such as nature study and wildlife and wilderness areas, picnicking areas, bathing areas, angling, botanical and zoological gardens, arenas, golf courses, golf driving ranges, curling rinks and hiking, bicycling, jogging and cross-country skiing trails or other similar uses. In addition, uses accessory to a permitted Open Space use shall be permitted including a residence for a caretaker ~~or watchman~~, a clubhouse, restaurants and commercial establishments to serve the user needs of the Open Space area. Notwithstanding the above, all development shall be consistent with the Provincial Planning Statement, 2024, including but not limited to specific consideration given to the Natural Hazards (Section 5.2) of the PPS 2024.

19.4.2.3 OPEN SPACE: GOLF COURSE

Lands situated within part of Lots 4 and 5, Concession 4, to the west of the Burnside Line and south of Hurlwood Lane, are designated "Open Space: Golf Course" and "Countryside Residential 3". The designations are intended to permit the possible development of a golf course in conjunction with a new residential plan of condominium/ subdivision. The Open Space: Golf Course designation is conceptual and the eventual configuration of the subdivision/condominium development and golf course shall be dependent upon and subject to the studies identified in Section 19.4.3.3.3.

19.4.2.4 OPEN SPACE: SHORE-CLIFF

Certain lands designated " Countryside Residential 1", "Rural" and "Extractive Industrial" are situated within the Shore-cliff landform which is identified by the Open Space: Shore-cliff classification on Schedule 1 to this secondary plan. The Open Space: Shore- cliff classification is conceptual and recognizes the unique natural functions and qualities of the Shore-cliff landform which offers some of the most dramatic views and interesting terrain in the secondary plan area.

Accordingly, it is the intent of this secondary plan that the studies required by Section 19.4.3.3.1 include an assessment of the hydrogeological and hydrological function of the Shore-cliff and provide appropriate recommendations to ensure maintenance of such functions. The Shore-cliff landform is more precisely identified and described in the "Township of Severn South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design - 1993.

19.4.2.5 INTERCONNECTION OF OPEN SPACE AREAS

Recreational areas, including pedestrian trails located on lands designated for Open Space and Environmental Protection uses, may be interconnected to provide for both continuous pedestrian passage across the secondary plan area and a common means of access to parks located in the vicinity of low-lying basin lands. Access to all public open space areas shall be maximized by regulating landfill and the erection of buildings and through the design of bridges, culverts and stream improvement projects.

Where the linkage of recreational facilities results in conflicts between the Environmental Protection and Open Space policies of this secondary plan the Environmental Protection policies shall take precedence.

19.4.2.6 PARKLAND ACQUISITION

Public parkland shall be acquired by the township in the manner prescribed in the Planning Act.

In addition to the acquisition of parkland the township may obtain easements and/or enter into agreements with private land owners or public and private agencies for the use of lands for park purposes. This type of arrangement may be particularly relevant to the location of pedestrian trails on lands designated for Open Space or Environmental Protection use.

19.4.2.7 PRESERVATION OF THE NATURAL ENVIRONMENT

In the interest of protecting the natural features of lands dedicated for park purposes, the placement of fill, stripping of topsoil, removal of vegetation or any other undertaking which disrupts the natural environment shall not be permitted without the approval of the Township of Severn.

19.4.2.8 PEDESTRIAN ROUTES

The establishment of walking, jogging, bicycling and cross-country skiing trails shall occur in accordance with Section 19.6.2.

19.4.2.9 BUFFERING

Adequate buffering shall be provided between Open Space areas and adjacent roadways. Such buffers shall be located on lands designated for Open Space use (not on a public road right-of-way) and may include the provision of grass strips, screening, the planting of trees and shrubs and the location of a berm or fence of sufficient height to provide a visual barrier between the Open Space and transportation uses.

19.4.2.10 PARKING AND ACCESS

Adequate off-street parking areas shall be established in a manner complementary to the landscape features of the area. Access points to parking areas and open space areas shall be located in such a way that the external and internal road pattern provides for the adequate and safe movement of vehicular and pedestrian traffic.

19.4.2.11 LOT AREA

Open Space uses shall occur on lots of an appropriate size for a specific open space use and, where applicable, servicing requirements shall be determined in accordance with the policies of Section 19.5.

19.4.2.12 SITE PLAN CONTROL

Policies concerning Site Plan Control in Section 12 of the official plan shall apply.

19.4.2.13 ZONING

Open Space lands may be zoned in separate categories in the implementing zoning by-law.

19.4.3 COUNTRYSIDE RESIDENTIAL

The Countryside Residential designation of land shall mean that the predominant use of land in areas so designated shall be for low density residential uses. In addition, non-residential uses which serve and are complementary to residential areas shall be permitted. These additional uses may include home occupations, and public uses such as schools, places of worship and parks and playgrounds.

Development within residential areas shall conform to the following

principles and to all other policies of this secondary plan particularly those relating to environmental preservation, servicing and transportation.

19.4.3.1 DEVELOPMENT OVERVIEW

The Countryside Residential designation applies to four properties within the secondary plan area each being subject to separate and unique development criteria. It is the intent of this secondary plan that each site develop in accordance with the policies in Section 19.4.3.3 below.

Residential plans of subdivision/condominium beyond the four areas designated on Schedule 1 to this secondary plan shall require an amendment to the secondary plan in accordance with the provisions of Section 19.4.8.2.

19.4.3.2 HOUSING OBJECTIVES

In order to address the long-term demand for high quality housing and to optimize the opportunity for the provision of an adequate, varied and affordable supply, the residential objectives of this plan are:

a) to foster the availability of affordable accommodation by providing alternate locations for new residential development and hence a competitive housing market; and

b) to encourage an appropriate range and mix of housing options in the rural and country residential areas to support a gentle increase in density through the implementation of Additional Residential Units, and housing appropriate to available service levels. The staging of~~stage~~ development so as to ensure the efficient and cost-effective extension of available~~required~~ services.

19.4.3.3 RESIDENTIAL USES

The general principles to be considered in the development and control of residential uses within the secondary plan area are set out below. Site-specific criteria is provided for the designated development sites which are numerically identified on Schedule 1 to this secondary plan and correspondingly described in the following sections as Residential Area 1, Residential Area 2, Residential Area 3 and Residential Area 4. ~~Group homes~~Additional Needs Housing shall be permitted in accordance with the provisions of ~~the Township of Orillia Official Plan~~Section 11.6 Community Uses of this Official Plan.

a) 19.4.3.3.1 Residential Area 1 (West of Fairgrounds Road)

Where the number **"1"** is affixed to the Countryside Residential

designation on Schedule 1 of this secondary plan, the following policies shall apply.

a) Permitted Uses

The uses permitted shall be limited to single detached dwellings, accessory apartment units, home occupations and public uses such as parks, playgrounds and day nurseries.

b) Development Process

Development shall occur by registered plan of subdivision or registered plan of condominium and by amendment to the zoning by- law.

In considering a proposed plan of subdivision/condominium and/or an application for an amendment to the zoning by-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in Section 19.7.4 have been appropriately addressed. These studies shall be prepared in accordance with the policies of this secondary plan and, among others, which may be requested by the township or other approval authority, shall include:

i. A Preliminary Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

ii. A Comprehensive Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

iii. A Preliminary Hydrogeological Analysis (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

iv. A Final Hydrogeological Analysis (pursuant to Section 19.5.3 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

v. A Functional Servicing Report (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of

subdivision/condominium.

vi. A Traffic Impact Analysis (pursuant to Sections 19.6 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

vii. An Archeological Evaluation (pursuant to Section 19.3.10 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

viii. A Noise Analysis (pursuant to Section 19.3.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

ix. A Utilities Capability Report (pursuant to Section 19.5.6 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

x. An Environmental Impact Statement (pursuant to Sections 19.4.1.12 and 19.4.1.13 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

xi. A Tree Preservation Plan and/or Landscape Remediation Plan (pursuant to Section 19.4.1.13 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.

xii. An Aggregates Extraction Compatibility Report (pursuant to Section 19.4.5.2 of this plan) which shall be prepared prior to draft approval of the plan of subdivision/condominium.

xiii. A Recreational/Educational Opportunities Report (pursuant to Section 19.4.2.2.2 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

xiv. The maximum extent of lands upon which development may actually occur within Residential Area 1 shall be defined by the above studies and any others that may be requested by the township or various approval authorities.

c) Servicing

Development may occur on the basis of private water supply and sanitary sewage disposal systems, on-site communal water and sewer services or full municipal services established in accordance with the standards and regulations of the Ministry of the Environment, the Township of Severn and the policies of Section 19.5 of this secondary plan. Where private services are utilized, the subdivision design shall provide for residential intensification in the event that full municipal services become available.

d) Location

Residential development shall front on local roads rather than on collector or arterial roads.

e) Lot Area

The minimum lot area/servicing requirements for new residential development shall be determined in accordance with the policies of Section 19.5.

f) Parking

Adequate off-street parking shall be provided for all permitted uses.

g) Buffering

Adequate buffering shall be provided between residential uses and any incompatible adjacent uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

Where necessary, spatial separation shall be provided between incompatible l a n d uses in accordance with the guidelines of the Ministry of the Environment.

h) Special “Open Space: Shore-cliff” Criteria

Certain lands designated for Countryside Residential use are situated within the Shore-cliff landform which is identified by the Open Space: Shore-cliff classification on Schedule 1 to this secondary plan. The Open Space: Shore-cliff classification is intended to permit the establishment of open spaces which maximize the recreational opportunities offered by the Shore-cliff landform, as more precisely identified in the report entitled, “Township of Severn South of Division Road Secondary Plan-

Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993. The policies of Section 19.4.2.2 of this secondary plan shall apply.

The Open Space: Shore-Cliff designation symbol on Schedule 1 to this secondary plan is conceptual and the final configuration of residential open space areas shall be permitted without the need for an amendment to this secondary plan.

b) Residential Area 2 (West of Burnside Line)

Where the number **"2"** is affixed to the Countryside Residential designation on Schedule 1 of this secondary plan, the following policies shall apply:

a) Permitted Uses

The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, linked semi-detached dwellings, townhouses, accessory apartments units, home occupations and public uses such as parks, playgrounds and day-nurseries.

b) Development Process

Development shall occur by registered plan of subdivision and/or registered plan of condominium and by amendment to the zoning by-law.

In considering a proposed plan of subdivision/condominium and/or an application for an amendment to the zoning by-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in Section 19.7.4 have been appropriately addressed. These studies shall be prepared in accordance with the policies of this secondary plan and, amongst others, which may be requested by the township or other approval authority, shall include:

i. A Preliminary Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

ii. A Comprehensive Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

iii. A Preliminary Hydrogeological Analysis (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

iv. A Final Hydrogeological Analysis (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

v. A Functional Servicing Report (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/ condominium.

vi. A Traffic Impact Analysis (pursuant to Sections 19.6 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

vii. An Archeological Evaluation (pursuant to Section 19.3.10 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

viii. A Noise Analysis (pursuant to Section 19.3.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

ix. A Utilities Capability Report (pursuant to Section 19.5.6 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

x. An Environmental Impact Statement (pursuant to Sections 19.4.1.12 and 19.4.1.13 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

xi. A Tree Preservation Plan and/or Landscape Remediation Plan (pursuant to Section 19.4.1.13 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.

xii. The maximum extent of lands upon which development may actually occur within Residential Area 2 shall be

defined by the above studies and any others that may be requested by the township or various approval authorities.

c) Servicing

Development may occur on the basis of communal water and sewer services or full municipal services established in accordance with the standards and regulations of the Ministry of the Environment, the Township of Severn and the policies of Section 19.5 of this secondary plan. Notwithstanding the above, uses permitted under the “Rural” designation may be permitted on private water supply and sanitary sewage disposal systems and/or on-site communal water and sewer services.

d) Location

Residential development shall front on local roads or on internal private roads owned and maintained by a condominium corporation rather than on collector or arterial roads and shall be directed to that part of Residential Area 2 located to the south of Silver Creek. Although the lands to the north of Silver Creek may be utilized in conjunction with the operation of on-site communal water and/or sewer facilities servicing the development, residential dwellings shall only be permitted by amendment to the secondary plan and only in circumstances where:

i. the lands in Residential Area 2 to the south of Silver Creek have been substantially developed, and

ii. a comprehensive review of the secondary plan has been undertaken pursuant to the criteria outlined in Section 19.4.8.2.

e) Parking

Adequate off-street parking shall be provided for all permitted uses.

f) Buffering

Adequate buffering shall be provided between residential uses and any incompatible adjacent uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
Where necessary, spacial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment, Conservation and Parks.

c) Residential Area 3 (South of Hurlwood Lane)

Where the number **"3"** is affixed to the Countryside Residential designation on Schedule 1 of this secondary plan, the following policies shall apply:

a) Permitted Uses

The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, linked semi-detached dwellings, townhouses, accessory apartment units, home occupations and public uses such as parks, playgrounds and day-nurseries.

b) Development Process

Development shall occur by registered plan of subdivision or registered plan of condominium and by amendment to the zoning by- law.

In considering a proposed plan of subdivision/condominium and/or an application for amendment to the zoning by-law, it shall be demonstrated to the satisfaction of Council, through the conclusions of appropriate studies, that the matters in Section 19.7.4 have been appropriately addressed. These studies shall be prepared in accordance with the policies of this secondary plan and, amongst others, which may be requested by the township or other approval authority, shall include:

i. A Preliminary Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

ii. A Comprehensive Drainage and Stormwater Management Report (pursuant to Section 19.5.2 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

iii. A Preliminary Hydrogeological Analysis (pursuant to Sections 19.5.3 and 19.7.4. of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

iv. A Final Hydrogeological Analysis (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

v. A Functional Servicing Report (pursuant to Sections 19.5.3 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

vi. A Traffic Impact Analysis (pursuant to Section 19.6 and 19.7.4 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

vii. An Archeological Evaluation (pursuant to Section 19.3.10 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

viii. A Noise Analysis (pursuant to Section 19.3.4 of this plan) which shall prepared prior to draft approval of a plan of subdivision/condominium.

ix. A Utilities Capability Report (pursuant to Section 19.5.6 of this plan) which shall be prepared prior to final approval of a plan of subdivision/condominium.

x. An Environmental Impact Statement (pursuant to Sections 19.4.1.12 and 19.4.1.13 of this plan) which shall be prepared prior to draft approval of a plan of subdivision/condominium.

xi. A Tree Preservation Plan and/or Landscape Remediation Plan (pursuant to Section 19.4.1.13) which shall be prepared prior to final approval of a plan of subdivision/condominium in accordance with the recommendations of the above noted Environmental Impact Statement.

xii. The maximum extent of lands upon which development may actually occur within Residential Area 3 shall be defined by the above studies and any others that may be requested by the township or various approval authorities.

c) Servicing

With the exception of estate residential dwellings fronting on Hurlwood Lane and a golf course, which uses shall be permitted to develop on private water supply and sanitary sewage disposal services, development within Residential Area 3 shall occur on the basis of full municipal services established in accordance with the standards and regulations of the Ministry of the Environment Conservation and Parks~~and Climate Change~~, the Township of Severn and the policies of Section 19.5 of this secondary plan. Notwithstanding the above, uses permitted under the “Rural” designation may be permitted on private water supply and sanitary sewage disposal systems and/or on-site communal water and sewer services.

d) Location

Residential development shall front on local roads or internal private roads owned and maintained by a condominium corporation, rather than on collector or arterial roads.

e) Special Open Space: “Golf Course” Criteria

Lands comprising part of Residential Area 3, within part of Lots 4 and 5, Concession 4, are designated for “Countryside Residential” and “Open Space: Golf Course” use. These designations are intended to permit the development of a golf course in conjunction with a new residential plan of condominium/subdivision. The “Open Space: Golf Course” designation symbol on Schedule 1 to this secondary plan is conceptual and the eventual configuration of residential development and the golf course shall be permitted without the need for an amendment to this secondary plan.

f) Parking

Adequate off-street parking shall be provided for all permitted uses.

g) Buffering

Adequate buffering shall be provided between residential uses and incompatible adjacent uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

Where necessary, spacial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment, Conservation and Parks ~~and Climate Change~~.

d) Residential Area 4 (Hawk Ridge Estates & Golfview Estates)

Where the number **“4"** is affixed to the Countryside Residential designation on Schedule 1 of this secondary plan, the following policies shall apply:

a) Permitted Uses

The uses permitted shall be limited to single-detached dwellings, accessory apartment units, home occupations and public uses such as parks, playgrounds and day nurseries.

b) Development Process

Development shall primarily occur by registered plan of subdivision.

c) Servicing

Development may occur on the basis of private water supply and

sanitary sewage disposal systems, on-site communal water and sewer services or full municipal services in accordance with the standards and regulations of the Ministry of the Environment, Conservation and Parks, the Township of Severn and the policies of Section 19.5 of this secondary plan.

d) Location

Residential development shall front on local roads rather than on collector or arterial roads.

e) Lot Area

The minimum lot area/servicing requirements for new residential development shall be determined in accordance with the polices of Section 19.5.

f) Parking

Adequate off-street parking shall be provided for all permitted uses.

g) Buffering

Adequate buffering shall be provided between residential uses and any incompatible adjacent uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment.

19.4.3.4 SPECIAL POLICY AREAS

Certain lands designated for Countryside Residential use on Schedule 1 of this secondary plan fall within areas described as Special Policy Area: Environmental, Special Policy Area: Woodlot and/or Special Policy Area: Aggregates on Schedules 2 and 3 of this secondary plan. Development within these areas potentially is constrained and shall only proceed in accordance with the policies of Sections 19.4.1.12, 19.4.1.13 and 19.4.5.2 of this plan.

19.4.3.5 ~~ACCESSORY APARTMENT~~ADDITIONAL RESIDENTIAL UNITS

Within areas designated for Countryside Residential use on Schedule 1 of this secondary plan, ~~accessory apartments~~Additional Residential Units shall be permitted in accordance with Section 5.4 of the official plan. ~~by amendment to the zoning by-law.~~

~~The general principles to be considered in the development and control of accessory apartments are as follows.~~

~~19.4.3.5.1 Definition~~

~~For the purposes of this secondary plan, an accessory apartment shall mean an attached dwelling unit considered secondary and incidental to a single detached dwelling unit.~~

~~19.4.3.5.2 Accessory Apartment Amendment Criteria~~

~~Except where lands are already appropriately zoned, the establishment of a new accessory apartment within Countryside Residential areas shall require an amendment to the zoning by-law. In considering such zoning amendments, Council shall have regard to the following matters:~~

~~a) that the accessory apartment forms part of a single detached dwelling and is secondary and incidental to the dwelling;~~

~~b) that the zoning by-law amendment limits the number of accessory apartments permitted in conjunction with a single detached dwelling to a maximum of one, and the total number of dwelling units on any lot to a maximum of two, one being the accessory apartment and the other a single detached dwelling;~~

~~c) that the proposed method of sanitary sewage disposal is satisfactory to the authorities responsible for the approval of such systems. The policies of Section 19.5 shall apply;~~

~~d) that an adequate supply of potable water is available to service the single detached dwelling and the accessory apartment;~~

~~e) that the accessory apartment forms an integral part of the single detached dwelling and is so designed to maintain the character of the single detached dwelling and the surrounding neighbourhood;~~

~~f) that the internal construction of the accessory apartment (i.e., washrooms, kitchens, etc.) complies with all applicable codes and regulations;~~

~~g) that adequate parking for the accessory apartment is provided on site, based on a requirement of one parking space for every two bedrooms;~~

~~h) that, where appropriate, buffering of adjacent uses is provided; and~~

~~i) that the floor area of the accessory apartment does not exceed 60 square metres.~~

19.4.3.6 SITE PLAN CONTROL

Policies concerning site plan control in Section 1 2 of the official plan shall apply.

19.4.3.7 ZONING

Residential uses shall be included in separate zoning categories in the implementing zoning by-law.

19.4.5 INDUSTRIAL

The Industrial classification of land shall mean that the predominant use of land in the areas so designated shall be for industrial uses. In addition, non-industrial uses which are complementary to and/or which serve the respective Industrial uses also shall be permitted.

19.4.4.1 PERMITTED USES

19.4.4.1.1 Industrial Uses

The uses permitted shall be limited to industrial uses such as workshops; service shops; manufacturing, processing, repairing, fabricating and assembly operations; warehouses; offices; printing or publishing establishments; broadcasting and communications establishments; bakeries; light equipment sales and rental establishments; establishments for the manufacture and sale of wine and beer and/or wine and beer products; motor vehicle repair garages; motor vehicle body shops; research establishments; transportation terminals and depots; farm implement dealerships; maintenance yards and works depots associated with public services provided by the province, county or township or such utilities as Bell Canada, Hydro One and the Canadian National Railway. In addition, public uses such as parks and playgrounds may be permitted as may uses accessory to the various permitted uses including, business offices; a residence for a caretaker ~~or a watchman~~, a wholesale outlet and an accessory sales outlet.

For the purposes of this secondary plan the following definitions shall apply:

a) Accessory Sales Outlet shall mean an area within an individual business premises not otherwise permitted to engage in retailing, not exceeding 25% of the gross leasable area of such premises and clearly and definitely divided to prohibit access by the public to the balance of the premises, in which goods, wares or merchandise manufactured, assembled, processed or stored on the premises may be offered for sale to the public at retail.

Notwithstanding the foregoing, in no event shall food, clothing or footwear be permitted to be sold through an accessory sales outlet.

b) Gross Leasable Area shall mean the total floor area designed for tenants' occupancy and exclusive area, including basements, mezzanines, or upper floors expressed in square feet or square metres and measured from the centre line of joint partitions and four outside wall faces.

c) Wholesale Outlet shall mean a building or part of building in which large quantities of goods, wares or merchandise are offered for sale in bulk or at wholesale to other businesses or institutions, but not to the general public or in a warehouse club membership format.

d) Warehouse shall mean a building or part of a building used for the storage and distribution of goods, wares or merchandise, but no part of a warehouse shall be used for sales to the general public or in a warehouse club membership format, except as an accessory sales outlet.

19.4.4.1.2 Commercial Uses

Two distinct forms of commercial use shall be permitted within the Industrial designation. These include:

a) Accessory Commercial Uses

Accessory commercial uses primarily serving the industrial area shall be permitted. Such uses include, but need not necessarily be limited to, restaurants, business, professional and administrative offices, printing establishments, service shops and retail and service businesses for commercial and industrial equipment.

b) Space Extensive Commercial Uses

Space extensive commercial uses shall be permitted. Space extensive uses are large scale commercial operations requiring large land and building areas to function appropriately. Such uses include, but need not necessarily be limited to hotels/motels including accessory convention facilities, open storage areas, private fitness clubs and recreational facilities, marine sales and service establishments, motor vehicle and recreational vehicle sales and/or service establishments, building supply outlets, fruit markets, establishments for the sale of plumbing fixtures, pool, patio and spa supplies, paint and wallpaper, and electrical fixtures and nurseries and garden centres.

19.4.4.1.3 Prestige Industrial Uses
(West of the Burnside Line)

19.4.4.1.3.1 Permitted Industrial Uses

Notwithstanding Section 19.4.4.1 to the contrary on those lands designated for Industrial use in part of Lots 4 and 5, Concession 4, to the west of the Burnside Line, permitted industrial uses shall be limited to warehouses; workshops; service shops; manufacturing, processing, repairing, fabricating and assembly operations; offices; research establishments; broadcasting and communications establishments; printing or publishing establishments; bakeries; light equipment sales and rental establishments and establishments for the manufacture and sale of wine and beer and/or wine and beer products. In addition public uses such as parks and playgrounds may be permitted as may uses accessory to the various permitted uses including, business offices, a residence for a caretaker or a watchman and a wholesale outlet and an accessory sales outlet as defined in Section 19.4.4.1.1.

No outside storage shall be permitted either as a primary use or a secondary use in connection with any of the above uses.

19.4.4.1.3.2 Permitted Commercial Uses

The provisions of Section 19.4.4.1.2 shall apply in their entirety save and except that no outside storage shall be permitted either as a primary use or a secondary use in connection with any permitted use except for fruit markets, garden centres, motor vehicle and recreational vehicle sales establishments, marine sales establishments, building supply outlets and nurseries.

Where goods or materials are stored in the open they generally shall be screened through the use of fencing or landscaping and shall not be visible from the road or surrounding properties.

Notwithstanding the above, where goods or materials such as motor vehicles, boats or recreational vehicles, fruits, vegetables, plants, trees or any other form of vegetation are being offered for immediate sale by a motor vehicle, marine or recreational vehicle sales establishment, or a nursery or garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.

19.4.4.2 DEVELOPMENT CRITERIA

19.4.4.2.1 Lot Area

Industrial development shall occur on lots of an appropriate size and with appropriate frontage for a specific industrial use, and the minimum lot area/servicing requirements for a new industrial use shall be determined in accordance with the policies of Section 19.5.

19.4.4.2.2 Location Criteria

Industrial uses shall be encouraged to locate on a municipally assumed internal road network which has direct access to a provincial highway or an arterial or collector road. In the case of individual development proposals, industrial uses generally shall be located on arterial or collector roads, although Council may give consideration to the use of other public roads where it is satisfied that no suitable alternate locations are available. In all cases it shall be demonstrated that the proposed use will not create a traffic hazard and that the impact of the proposed use on adjacent land uses, particularly residential land uses, will be minimal.

19.4.4.2.3 Environmental Impact

No industrial use shall be permitted which creates an adverse impact on adjacent land uses as the result of the emission of contaminants into or onto the air, water or land. Adjacent uses shall be adequately protected from industrial emissions in accordance with and subject to the regulations of the Ministriesy ~~of the~~ Environment, Conservation and Parks and Energy and Electrification (as applicable), and Council.

Where deemed necessary a report(s) by a qualified professional shall be prepared which assesses the potential impacts and recommends mitigation and/or design measures as appropriate.

19.4.4.2.4 Servicing

Except in areas where full municipal services are available, and notwithstanding Section 19.4.4.1, industrial and commercial uses permitted by this Section 19.4.4 shall be limited to those of a “dry” nature, as defined by the Ministry of Environment, Conservation and Parks ~~(MOE)~~. “Dry” and “Wet” industrial and commercial uses shall be zoned separately in the implementing zoning by-law.

19.4.4.2.5 Parking Facilities and Access

Adequate off-street parking facilities shall be provided for all permitted uses, including industrial employee and visitor parking areas.

19.4.4.2.6 Loading Facilities

Adequate off-street loading facilities shall be provided.

19.4.4.2.7 Buffering

Adequate buffering and setbacks shall be provided between Industrial areas and any adjacent open space and residential areas or roadways. Such buffering may include the provision of grass strips, screening, the planting of trees and shrubs and the location of a berm or fence.

Industrial buildings, structures and parking areas shall be screened from adjacent residential properties by a berm and/or a fence of sufficient height to provide a visual barrier between the industrial use and adjacent residential uses.

Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment, Conservation and Parks.

The design guidelines of Section 19.3.8 shall be utilized as they relate to landscaping, parking and outside storage.

19.4.4.2.8 Special Policy Areas

Certain lands designated for Industrial use on Schedule 1 of this secondary plan fall within areas described as Special Policy Area: Environmental, Special Policy Area: Woodlot and Special Policy Area: Waste Disposal Assessment on Schedule 2 and Schedule 3 of this secondary plan. Development within these areas potentially is constrained and shall only proceed in accordance with the policies of Sections 19.4.1.12, 19.4.1.13 and 19.3.15 of this plan.

19.4.4.3 EXISTING USES

Industrial uses existing at the date of adoption of this secondary plan may be recognized by an appropriate zoning category in the implementing zoning by-law and extensions thereto may be permitted.

19.4.4.4 SITE PLAN CONTROL

Policies concerning site plan control in Section 12 of the official plan shall apply.

19.4.4.5 ZONING

"Dry" and "Wet" industrial areas shall be zoned in separate categories

in the implementing zoning by-law. Consideration may also be given to the application of multiple industrial and/or commercial zones to differentiate between the industrial, accessory commercial and/or space extensive commercial uses permitted by the Industrial designation.

19.4.5 EXTRACTIVE INDUSTRIAL

The Extractive Industrial designation encompasses pits and/or quarries that have been licensed by the Ministry of Natural Resources for mineral aggregate excavation.

Commercial pits and quarries shall be permitted in accordance with Section 16 of the official plan. The establishment of new commercial pits and quarries or the expansion of existing pits and quarries shall require an amendment to this secondary plan and the zoning by-law.

19.4.5.1 SPECIAL "OPEN SPACE: SHORE-CLIFF" CRITERIA

The Extractive Industrial designation in Part of Lots 2, 3 and 4, Concession 3, is situated within the Shore-cliff landform as identified by the Open Space: Shore- cliff classification on Schedule 1 of this secondary plan, and, as more precisely delineated, in the report entitled "Township of Severn South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993. This landform offers some of the most dramatic views and interesting terrain in the secondary plan. The recreational opportunities offered by the landform are recognized by the "Open Space: Shore-cliff" classification on Schedule 1 of this secondary plan and it is the intent of this secondary plan that these recreational opportunities be fully explored at the time of the township's consideration of future extractive industrial development applications. The policies of Section 19.4.2.2.2 of this secondary plan shall apply.
Furthermore, all development shall be consistent with the policies of the Provincial Planning Statement, 2024 (PPS2024). Where application of these policies conflicts with the policies and/or requirements of PPS 2024, the PPS 2024 shall prevail.

19.4.5.2 SPECIAL POLICY AREA: AGGREGATES

Lands described as "Special Policy Area: Aggregates" to this secondary plan encompass areas situated within 150 metres of the sites of pits licensed by the Ministry of Natural Resources which may require protection to ensure the long term viability of the adjacent extractive industrial operations. Accordingly, notwithstanding the land use designations on Schedule 1 - Land Use Plan of this secondary plan, development shall only be permitted to proceed on lands described as "Special Policy Area: Aggregates" where it is established to the satisfaction of Council and the Ministry of Natural Resources that it is

compatible with existing or future extractive operations.

Where it has been established that development may occur, then it shall proceed on the basis of the land use designations delineated on Schedule 1 of this secondary plan.

The use of the term “Special Policy Area” in both policy and designation throughout the Secondary Plan Area, is not to be interpreted as Special Policy Area that has been identified and used by the Minister of Municipal Affairs and Housing in the PPS 2024 to identify areas within communities as a historical flood plain area.

19.4.5 HIGHWAY COMMERCIAL

The Highway Commercial classification of land shall mean that the predominant use of land in areas so designated shall be for highway commercial uses.

19.4.6.1 OVERVIEW

It is the intent of this secondary plan that a variety of highway commercial uses be located within the secondary plan area to serve the commercial needs of the residents of the township and the travelling public. It also is the intent of this secondary plan that commercial activity be strategically located so as to ensure minimal disruption to residential areas.

19.4.6.2 PERMITTED USES

The permitted uses shall be limited to those commercial activities which primarily serve vehicular traffic and the travelling public and which rely heavily upon such traffic for their economic existence. Such uses shall include but shall not necessarily be limited to motor vehicle gasoline outlets/service establishments; farm implement sales and service establishments; commercial greenhouses/garden centres; farmers markets; motel/hotel accommodation, taverns/eating establishments and uses accessory to permitted highway commercial uses including a residence for the owner or caretaker. In addition, retail commercial and office use may be permitted provided such uses are ancillary and incidental to the principal highway commercial use.

a) Special Highway Commercial Uses (Orillia Square Mall)

Notwithstanding Section 19.4.6.2 above, on those lands designated for Highway Commercial use in part of Lot 4, Concession 5, a shopping centre shall be permitted in addition to all other permitted uses. For the purposes of this secondary plan

a "Shopping Centre" shall be defined to mean a group of commercial uses, including retail commercial uses in addition to those listed in Section 19.4.6.2 above, contained within a building or grouping of buildings, that are developed and managed as a single enterprise.

These special Highway Commercial provisions serve to specifically recognize an existing shopping centre located in part of Lot 4, Concession 5. An expansion of the existing commercial facility, beyond the area presently designated for Highway Commercial use, shall require an amendment to this secondary plan and the comprehensive zoning by-law.

Before an amendment is made to this secondary plan or to the zoning by-law, the developer shall undertake impact studies which clearly indicate to the satisfaction of the municipality:

i. that additional retail floor space is justified by reason of population growth, personal disposal income and retail sales per capita;

ii. that the proposed expansion will not have a detrimental effect on existing regional commercial areas;

iii. that no undue transportation difficulties will ensue from the proposed expansion; and

iv. that all other requirements of this secondary plan, including those of Section 19.7.4, have been satisfied.

b) On land known as Part of the West Half of Lot 5, Concession 3, geographic Township of North Orillia, known municipally as 4573 Fairgrounds Road, the Highway Commercial uses shall be limited to the following: retail commercial shop; business, professional or administrative offices; an arts and crafts shop; and a gift or antique shop. No restaurants or food service uses are permitted on the property.

Notwithstanding the policy of Section 19.5.3.3, the commercial uses as set out in Section 19.4.6.2.1.1 shall be permitted on a lot having an area of 0.19 hectares which is serviced by private water and sewage systems.

All other policies of the Official Plan of the Township of Severn shall apply.

19.4.6.3 DEVELOPMENT CRITERIA

a) Location Criteria

Highway commercial uses generally shall be located on arterial roads and shall not be permitted to infiltrate unnecessarily into adjoining residential areas. Such uses shall be encouraged to be located in groups at major intersections.

Where new highway commercial development is proposed adjacent to residential areas it shall be demonstrated that the commercial use will not create a traffic hazard and that its impact on the residential area will be minimal insofar as it relates to such matters as lighting, parking, drainage, noise and traffic movements, etc.

b) Lot Area

Highway commercial development shall occur on lots of an appropriate size and with appropriate frontage for a specific highway commercial use, and the minimum lot area/servicing requirements for a new commercial use shall be determined in accordance with the policies of Section 19.5.

c) Storage

The open storage of goods or materials shall only be permitted in conjunction with vegetable and fruit markets, garden centres, motor vehicle and recreation vehicle sales establishments, antique dealers, farm implement sales establishments, marine sales establishments, lumber and building supply outlets and nurseries. Where goods or materials are stored in the open they generally shall be screened through the use of fencing or landscaping and shall not be visible from the road or surrounding properties.

Notwithstanding the above, where goods or materials such as motor vehicles, boats or recreational vehicles, antiques, fruit, vegetables, plants, trees or any other form of vegetation are being offered for immediate sale by a motor vehicle, marine or recreational vehicle sales establishment, an antique dealer, or a nursery or garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.

d) Parking and Loading

Adequate off-street parking and loading facilities shall be provided. Access points to parking and loading areas shall be limited in number and/or designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.

e) Buffering

Adequate buffering shall be provided between highway commercial uses and adjacent land uses and roadways. Such buffers may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.

19.4.6.4 HIGHWAY COMMERCIAL AMENDMENT CRITERIA

Except where lands are already appropriately designated and zoned, the establishment of new highway commercial uses shall require an amendment to this secondary plan and/or the zoning by-law. In considering such amendments, Council shall have regard to the following matters:

a) the compatibility of the commercial use with adjacent development;

b) the scale of development as it relates to the commercial needs of the township and the surrounding area;

c) the appropriateness of the location in relation to traffic generation;

d) the adequacy of the proposed water supply and method of sanitary sewage disposal;

e) the adequacy of off-street parking and loading facilities and buffering of adjacent residential development, the standards for which will be established in the implementing by-law; and

f) that all other requirements of this secondary plan, including those of Section 19.7.4, have been satisfied.

In addition before an amendment is made to this secondary plan or to the zoning bylaw to permit a "retail warehouse", the developer shall undertake impact studies which clearly indicate to the satisfaction of the municipality:

i. that the proposed use is justified by reason of population growth, personal disposal income and retail sales per capita;

ii. that the proposed use will not have a detrimental effect on existing regional commercial areas; and

iii. that no undue transportation difficulties will ensue from the

proposed use.

19.4.6.5 SITE PLAN CONTROL

Policies concerning site plan control in Section 12 of the official plan shall apply.

19.4.6.6 ZONING

Highway commercial areas shall be zoned in a separate category in the implementing zoning by-law.

19.4.7 MOBILE HOME RESIDENTIAL

The Mobile Home Residential designation encompasses an existing mobile home park.

Mobile homes shall be permitted in accordance with this Section of the official plan. The establishment of new mobile home residential areas or the expansion of existing mobile home residential areas shall require an amendment to this secondary plan and the zoning by-law.

19.4.7.1 SPECIAL POLICY AREAS

Certain lands designated for Mobile Home Residential use on Schedule 1 of this secondary plan fall within areas described as Special Policy Area: Environmental, Special Policy Area: Woodlot and Special Policy Area: Waste Disposal Assessment on Schedule 2 and Schedule 3 of this secondary plan. Development within these areas potentially is constrained and shall only proceed in accordance with the policies of Sections 19.4.1.12, 19.4.1.13 and 19.3.15 of this plan.

19.4.8 RURAL

The Rural classification of land shall mean that the predominate use of land in areas so designated shall be for agriculture and farm-related uses, inclusive of associated dwellings.

Rural uses shall be permitted in accordance with Section 11.8 of the official plan as well as the following special policies which shall have exclusive application to the secondary plan area.

19.4.8.1 PERMITTED USES

Notwithstanding the provisions of Section 11.8 of this official plan to the contrary, within the secondary plan area, abattoirs and specialized farms, involving the intensive feeding of livestock and/or the raising of chickens, turkeys or other fowl, fish, hogs, cattle or fur-bearing animals,

shall not be permitted. All other provisions of Section 11.8 shall apply in their entirety.

19.4.8.2 FUTURE DEVELOPMENT APPLICATIONS

It is the intent of the secondary plan that residential, commercial and industrial uses be limited to those areas specifically designated for such use on Schedule 1 of this secondary plan with the exception of those uses permitted in Section 19.4.6.2. Development that does not require an amendment to this 'Rural' designation shall be considered in accordance with Section 11.8 of the official plan. ~~Accordingly, a~~Applications to amend the "Rural" designation to permit new residential, industrial or commercial uses shall only be considered ~~in the context of a comprehensive review of this secondary plan. Such a review and any proposed amendment to this secondary plan arising therefrom must be~~ with support~~ed~~ by Council and any relevant approval authority, ~~be accompanied by an appropriate amendment to the County of Simcoe Official Plan~~ and consider, at a minimum, the following:

a) the need for the designation of additional lands for such purposes relative to growth projections and land inventories for both the Township as a whole and the secondary plan area;

b) the most appropriate location(s) for the redesignation of rural land based on such matters as:

i. the evolving community structure and/or land use pattern of the secondary plan area;

ii. compatibility with surrounding uses and designations;

iii. potential to complement and support the environmentally significant lands;

iv. adequacy of the proposed method of servicing (water supply, sanitary sewage disposal and storm water management) and consistency of the servicing proposal with the policies and objectives of the County, Province and this secondary plan;

v. traffic generation and the ability to provide contiguous extension, or timely provision of, existing or needed transportation infrastructure; and,

vi. all other relevant policies of this secondary plan and the ~~Township of Orillia Official Plan~~Rural policies in the official plan.

Applications to amend the Rural designation to permit all other uses shall proceed in accordance with the applicable policies of the official plan and this secondary plan including Sections 19.4.5, 19.4.6.4 and 19.4.7.

19.4.8.3 SPECIAL "OPEN SPACE: SHORE-CLIFF" CRITERIA

The Rural designation on part of Lots 2, 3 and 4, Concession 3, encompasses the "Shore-cliff" landform, as identified in the report entitled "Township of Severn South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993, which offers some of the most dramatic views and interesting terrain in the secondary plan area. The recreational opportunities offered by the landform are recognized by the "Open Space: Shore-cliff" designation symbol on Schedule 1 of this secondary plan and, it is the intent of this secondary plan that these recreational opportunities be fully explored at the time of the township's consideration of any future development applications which may result in the alteration of the natural landscape.
Furthermore, all development shall be consistent with the policies of the Provincial Planning Statement, 2024 (PPS2024). Where application of these policies conflicts with the policies and/or requirements of PPS 2024, the PPS 2024 shall prevail.

19.4.8.4 SPECIAL COMMERCIAL USE

(Former Township of Severn Municipal Offices)

Notwithstanding any provisions of Section 19.4.8 to the contrary, on those lands designated for Rural use in part of Lot 3, Concession 4, more particularly described as Part 1, Plan 51R-19811, which lands accommodate the former Township of Orillia Municipal Offices, a business, professional and/or governmental office, post office, bank or financial institution, medical clinic or dental clinic, spa complex - health complex, arts and craft shops, including a gallery, gift or antique shop, commercial school or not-for-profit school, veterinary clinic in a wholly enclosed building and personal service shop shall be permitted in addition to all other permitted uses.

19.4.8.5 SITE PLAN CONTROL

Policies concerning site plan control in Section 12 of the official plan shall apply.

19.4.8.6 ZONING

Rural uses shall be included in a separate zone classification in the implementing zoning by-law.

19.5 SERVICING POLICIES

The servicing policies of this secondary plan complement the policies of the official plan by providing servicing criteria specific to the secondary plan area. The development of the secondary plan area shall proceed in accordance with the servicing policies of the official plan and the secondary plan. In the event of a conflict the policies of this Section 19.5 shall govern.

19.5.1 SERVICING OVERVIEW

It is the general intent of this secondary plan to preserve the environmental integrity of the secondary plan area, particularly those lands situated in the vicinity of the North River and Silver Creek tributaries, which have been identified as areas of environmental sensitivity. To this end, it is the further intent of this secondary plan:

a) that development be serviced by water supply and sanitary sewage disposal systems established in accordance with the standards and regulations of the Ministry of the Environment and the Township of Severn;

b) that the potential for surface water runoff, groundwater contamination and thermal impact on coldwater streams from new development be minimized, through careful site design and thorough hydrogeological investigation; and

c) that development only be permitted upon the completion of or entering into of agreements for the construction of necessary transportation, electrical, and storm-water management works to service all or part of the secondary plan area.

19.5.2 STORM WATER MANAGEMENT

Two basic objectives for development in the secondary plan area are to implement appropriate storm water management techniques and to minimize the volume and rate of flow and maximize the quality of surface drainage from new development. These are critical factors which will significantly influence development within the secondary plan area.

19.5.2.1 DRAINAGE BASINS

The secondary plan area forms part of the Lake Couchiching, North River and Silver Creek drainage basins. As development proceeds, certain storm water management works and control techniques will be required and considered at a drainage basin scale.

To ensure the implementation of proper water management techniques, the following policies shall apply:

a) Stormwater management within the secondary plan area shall occur in accordance with the requirements of the Township of Severn, Level 1 of the Ministry of the Environment's "Stormwater Quality Best Management Practices" 1994 (or as amended), and the Ministry of Transportation (MTO) including the MTO's Drainage Management Technical Guidelines and Directives PRO B-100 and PHY B-237. Where appropriate, the engineering approach may be guided by the recommendations of the report entitled "South of Division Road Secondary Plan - Background Report" prepared by Ainley and Associates Limited in 1993, as a prelude to this secondary plan.

b) The engineering design of all storm water management works shall be approved by the Township of Severn.

c) Prior to the occurrence of major development within the secondary plan area, a program of work, acceptable to the township, shall be prepared to ensure that all major stormwater management works are completed within a reasonable period of time.

d) The financing of major storm-water management facilities shall be the responsibility of area developers.

19.5.2.2 SURFACE DRAINAGE

Stormwater quality is the primary stormwater management concern in the secondary plan area due to the sensitivity of receiving coldwater streams. Accordingly, the run-off from individual development sites shall be the same in both pre and post development conditions and the potential impact of any proposed development on local and area wide drainage patterns and coldwater fisheries shall be identified prior to the occurrence of development. A suitable method of handling surface run-off shall be developed and implemented as an aspect of the development approval process. In this regard the following policies shall apply.

a) Infiltration techniques shall be incorporated, wherever feasible, to maintain the existing hydrological regime. Wet ponds shall be utilized with caution in view of the possible thermal impact on receiving coldwater streams.

b) Stormwater quantity detention facilities should not be needed for residential subdivisions comprised of lots encompassing a minimum average area of 0.7 hectares. This shall be confirmed however, through a comprehensive engineering analysis, at the

time of a development application.

c) On-site stormwater quantity detention facilities shall be employed for future commercial and/or industrial development as a means of reducing flows into the secondary plan area's drainage basins. The engineering design of such facilities shall be approved by the Township of Severn.

d) Pre-development and post-development analyses shall be completed for each of the secondary plan area's drainage basins prior to the occurrence of development, to ensure post development flows match pre-development flows.

e) All municipal road crossing culverts shall be designed for a twenty- five (25) year storm event. The design characteristics of culverts crossing Provincial highways shall be assessed for their drainage capacity based on the highway classification in accordance with the MTO~~'s Directive B-100~~.

f) The retention of existing tree cover and natural vegetation and the provision of significant grassed and natural areas shall be encouraged in order to facilitate the infiltration of surface water into the ground and to prevent erosion.

g) All major development proposals shall be accompanied by a comprehensive drainage plan showing the method of surface water disposal and anticipated impacts on adjacent or affected properties.

19.5.3 WATER SUPPLY AND SANITARY SEWAGE DISPOSAL

It is a primary objective of this secondary plan to ensure that existing and proposed development within the secondary plan area has an adequate supply of potable water and is serviced by proven sanitary sewage disposal systems. Accordingly, development shall proceed in accordance with the servicing policies set out below.

19.5.3.1 GENERAL

During the planning period of this secondary plan, it is expected that development will proceed on the basis of private water supply and sanitary sewage disposal systems, on-site communal water and sewer services and full municipal services, in accordance with the standards of the authorities responsible for their approval.

Where new development is contemplated on full municipal services (whether extended from the City of Orillia or maintained by the township), or on-site communal water and sanitary sewage services, it is the intent

of this plan that such development only proceed after:

a) the terms upon which full municipal services are to be extended from the City of Orillia or provided by the township have been determined to the satisfaction of the township, including but not limited to the amount of the financial contribution to be made by the developer(s) toward the construction and maintenance of the services and the responsibility to be assumed by the township with respect to the operation and maintenance of the services; or

b) the terms upon which on-site communal water and sanitary sewage services are to be provided by the owner have been determined to the satisfaction of the township, including but not limited to the amount of the financial contribution to be made by the developer(s) toward the construction and maintenance of the services and the responsibility, if any, to be assumed by the township with respect to the operation and maintenance of the services.

In the case of communal services, the responsibility for their installation, including the financial responsibility, shall rest entirely with the developer. Once a system has successfully operated for a period of time specified in an agreement between the developer and the Township of Severn, it shall be turned over to the municipality at no cost.

19.5.3.2 PERMITTED PRIVATE SEWAGE DISPOSAL SYSTEMS

It is the intent of this secondary plan that private sanitary sewage disposal systems primarily consist of septic tanks and tile systems. However, consideration may be given to the use of other proven systems subject to the approval of the Ministry of the Environment, Conservation and Parks ~~and CLimate Change~~ and Council.

19.5.3.3 MINIMUM LOT AREAS ON PRIVATE SERVICES

Where the use of private water supply and sanitary sewage disposal services is proposed, it is the general intent of this secondary plan that site-specific development standards, relating to minimum lot sizes and densities, be formulated for individual development proposals on the basis of detailed hydrogeological studies prepared in accordance with the standards established by the Ministry of the Environment, Conservation and Parks and the Township of Severn. ~~In order to ensure that the township's environmental objectives are met however, Council shall be guided by the servicing conclusions and projected land area requirements of the report entitled "The Township of Orillia Secondary Plan - Report on Hydrogeological Studies" prepared by Dixon Hydrogeology Limited in 1993 including the report's recommendation that minimum gross lot area~~

~~standards for single detached residential development on private services be established on the basis of the secondary plan area's three dominant soil types, in general accordance with the following:~~

~~Soil TypeMinimum Gross Lot Area~~

~~Lacustrine sand0.73 hectares~~
~~Till-derived soils0.97 hectares~~
~~Lacustrine silt and clay1.18 hectares~~

~~For the purposes of this secondary plan "gross lot area" means the average lot area within a proposed development site inclusive of roads, parks, lands required for utilities, and areas maintained in an open space condition due to identified environmental constraints.~~

~~Notwithstanding the flexibility afforded by the above definition of "gross lot area", in no instance shall the net lot area for a permitted residential commercial or industrial use on private services be less than 0.61 hectares.~~

19.5.3.4 DEVELOPMENT APPLICATIONS

Where required by this secondary plan or where deemed necessary by the Ministry of the Environment, Conservation and Parks and/or Council, development applications shall be accompanied by a functional servicing report and/or a hydrogeological report prepared by a professional engineer indicating that an adequate supply of potable water will be available for each new lot or use and that the proposed method of sanitary sewage disposal conforms to the standards of the authority responsible for its approval.

19.5.3.5 EXISTING SUBSTANDARD SERVICES

It is the intent of this secondary plan that any existing sub-standard private sanitary sewage disposal systems located within the secondary plan area be raised to the minimum standard established by the authority responsible for the approval of such systems.

19.5.3.6 RIGHTS-OF-WAY/EASEMENTS

It is the intent of this secondary plan that all lands required for the location of municipal services either be acquired by the township or that easements be obtained to facilitate access to the facilities. The dedication of these lands or the granting of easements to the township shall be a condition of development approval.

19.5.3.7 FINANCIAL CONSIDERATIONS

It is the intent of this secondary plan that development within the secondary plan area not create a financial hardship for the taxpayers of the Township of Severn. As such the construction of major facilities shall only proceed on the basis of cost sharing agreements with area developers or developers undertaking such works at no cost to the township.

19.5.4 OTHER SERVICES

Individuals proposing to develop lands within the secondary plan area shall identify the nature and location of all services required by the proposed development and shall enter into development agreements with the township regarding the provision of such services. These services include, among others, electrical, natural gas, and telephone facilities.

19.6 TRANSPORTATION POLICIES

The policies of this section concern the movement of vehicular and pedestrian traffic within the secondary plan area. It is intended that vehicles and pedestrians will move safely and efficiently within a rational system of routes which, wherever possible, shall be separated.

19.6.1 ROAD POLICIES

The road policies relate to the appropriate Schedules of the secondary plan 1 and Schedule 3 - Proposed Transportation Plan of the official plan and complement the policies of the official plan by providing criteria specific to the secondary plan area. The development of the secondary plan area shall proceed in accordance with the transportation policies of the official plan and the secondary plan. In the event of a conflict the policies of this Section 19.6 shall govern.

The road pattern shown on Schedule E to this Plan is designed to facilitate the movement of motor vehicles throughout the secondary plan area as well as to efficiently link the internal road system with that of the township and district as a whole. The road system is designed to embody a functional hierarchy of roads.

The following policies apply to the roads designated on Schedule E.

19.6.1.1 ENVIRONMENTAL IMPACT

The construction of roads within the secondary plan area shall proceed in accordance all legislation, policies and requirements that may apply, includingwith the following:

a) Road crossings of the North River Basin and Silver Creek Lowland, which landscape units are identified in the report entitled "Township of Severn South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993, shall be kept to a minimum and new roads shall be designed so as to minimize their impact on natural landforms within the secondary plan area.

b) Wherever possible, the alignment of new roads shall follow natural contours.

c) The township shall ensure the compatibility of the engineering design of new roads with the engineering improvements required for storm water management.

19.6.1.2 ROAD CLASSIFICATION

The roads in the secondary plan area are classified on Schedule E as provincial highways, arterial roads, collector roads and local roads. Provincial highways and arterial roads are intended to carry large volumes of through traffic, collector roads are intended to carry moderate volumes of local traffic between provincial highways, arterial roads and local roads, and local roads are intended to carry low volumes of traffic and provide access to abutting properties. When within the jurisdiction of the municipality, provincial highways and arterial roads shall have priority over collector roads and local roads and collector roads shall have priority over local roads in terms of access restrictions, road improvements, intersection improvements, and maintenance.

The following policies apply to the road classifications:

a) Provincial Highways

Provincial Highway No.'s 11 and 12 are designated as "Provincial Highways" on Schedule E. These roads are designed to carry large volumes of traffic at high operating speeds between major traffic generating areas and/or other provincial highways or arterial roads.

Access to provincial highways from abutting properties shall require the approval of the Ministry of Transportation and shall only be permitted where alternate access to an arterial, collector

or local road is not possible. No access shall be permitted where a traffic hazard would be created. Provincial highways shall be located according to the pattern shown on Schedule B1, but variations in alignment will be permitted without the need for an amendment to this secondary plan provided the general intent of the plan is maintained.

The provision of Section 19.6.1.10 shall apply.

b) Arterial Roads

~~The Uhthoff Line (Fourth Concession Road) and the~~ Burnside Line (County Road No. 18) ~~are~~ is ~~designated~~ identified as "Arterial Road~~s~~" on Schedule E. Arterial r~~R~~oads are designed to carry large volumes of traffic at relatively high operating speeds between major traffic generating areas and/or provincial highways or other arterial roads. Arterial roads shall have a minimum right-of-way width of 30 metres and the zoning by-law shall incorporate appropriate setbacks in this regard.

Access to arterial roads from abutting properties shall require the approval of the township and/or the County of Simcoe and shall only be permitted where alternate access to a collector or local road is not possible. No access shall be permitted where a traffic hazard would be created. Arterial roads shall be located according to the pattern shown on Schedule E, but variations in alignment will be permitted without the need for an amendment to this secondary plan provided the general intent of the plan is maintained.

c) Collector Roads

Collector roads are designed to collect and carry local traffic to arterial roads and/or to distribute traffic to local roads. Collector roads shall have a minimum right-of-way width ranging from 20 to 30 metres and the zoning by-law shall incorporate appropriate setbacks in this regard.

Access to collector roads from abutting properties will be permitted with the approval of the township but such access shall be kept to a minimum. No access will be permitted where a traffic hazard would be created.

Collector roads shall be located according to the pattern shown on Schedule E but variations in alignment will be permitted without the need for an amendment to this secondary plan provided the general intent of the plan is maintained.

d) Local Roads

Local roads provide access to abutting properties and are designed to discourage through traffic. Local roads shall have a minimum right-of-way width of 20 metres and the zoning by-law shall incorporate appropriate setbacks in this regard.

It is the intent of this secondary plan that the precise location of new local roads be determined at the time of the submission of development applications.

Wherever possible local roads shall be oriented in an east - west direction to maximize the solar potential of the area.

19.6.1.3 TRANSPORTATION IMPROVEMENTS

Refer to Sections 9 of the official plan and Section 19.6.1.11 of this secondary plan.

19.6.1.4 INTERSECTION IMPROVEMENTS

The number of intersections created by plans of subdivision and/or other developments shall be kept to a minimum. New intersections should be "T" intersections.

The municipality shall endeavour to minimize the number of new intersections by, wherever possible, aligning new intersections with existing or proposed roads.

New intersections along provincial highways shall only be considered if the intersection location meets the MTO's minimum spacing and safety requirements.

19.6.1.5 EXISTING ROADS

It is not the intent of this secondary plan for provincial highways or arterial or collector roads existing in built-up areas to necessarily be widened or that direct access be eliminated or restricted.

19.6.1.6 PARKING, ACCESS AND LOADING FACILITIES

All uses shall be supplied with adequate off-street parking and in the cases of commercial and industrial uses adequate off-street loading facilities. Access points to off-street parking or loading areas shall be limited in number and designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.

19.6.1.7 ROAD ASSUMPTIONS

Refer to Section 9 of the official plan.

19.6.1.8 ROAD STAGING

The construction of new roads may be staged to enable development to occur in phases. This phasing may include the intermittent extension of internal arterial and collector roads.

19.6.1.9 FINANCIAL CONSIDERATIONS

It is the intent of this secondary plan that development within the secondary plan area not create a financial hardship for the taxpayers of the Township of Severn. As such the construction of major new roadways and other transportation facilities shall only proceed on the basis of cost sharing agreements with area developers or developers undertaking such works at no cost to the township.

19.6.1.10 ACCESS TO PROVINCIAL HIGHWAY NO.'S 11 AND 12

Highway No.'s 11 and 12 are major provincial highways and it is the intent of this secondary plan that access to these roads only be permitted in accordance with the standards and regulations, and with the approval of the Ministry of Transportation. Accordingly:

a) No access shall be permitted to Highway No. 11 between its intersection with Highway No. 12 and a point just north of its intersection with Highway No. 11~~B~~.

b) Limited access shall be permitted to Highway No. 11 in accordance with approved Ministry of Transportation Controlled Access Highway Criteria in the area situated to the north of the

highway's intersection with Highway No. 11~~B~~.

c) Access to Highway No. 12 shall only be permitted in accordance with the recommendations of the Ministry of Transportation.

Where access is permitted to Highway No.'s 11 or 12, the following policies are intended to provide guidance to Council in its consideration of specific development proposals.

i. No access to Highway No.'s 11 and 12 shall be permitted where alternate access is available.

ii. Direct access to new single detached dwellings fronting onto Highway No.'s 11 and 12 shall be prohibited and in no case shall more than one access be permitted to an abutting industrial or commercial property or to lands divided by plan of subdivision. Where access is to be allowed it shall only be permitted in accordance with the Provincial Access Control Policy administered by the Ministry of Transportation, insofar as it relates, among other things, to the setback of buildings and structures and the construction of turning and exit lanes. No development proposals or secondary plan or zoning by-law amendments shall be approved until Council is satisfied that the Ministry of Transportation is prepared to issue an entrance permit.

iii. In the interest of preventing strip or linear development along Highway No.'s 11 and 12, access to new development shall be encouraged to occur through the use of service roads and/or vehicular links between individual parking lots.

19.6.1.11 ROAD AND INTERSECTION IMPROVEMENTS

Development within the secondary plan area will necessitate a number of major transportation improvements including the following.

a) It is anticipated that the secondary plan area's full development will create deficiencies at the intersections of an extended Uhthoff Line (Concession 4) with Highway No. 12, Burnside Line (County Road No. 18) with Highway No. 11 and Concession 7 with Highway No. 11.

These transportation nodes afford primary access into the secondary plan area and serve to link the area with the

transportation network servicing the surrounding district. As such, the Township of Severn in consultation with the Ministry of Transportation may initiate programs to assess and implement necessary improvements.

Improvements may also be required at the intersections of the Burnside Line (County Road No. 18) with Division Road and with Brodie Drive. As such, the Township of Severn in consultation with the County of Simcoe may initiate programs to assess and implement necessary improvements.

b) The easterly extension of Brodie Drive to Concession 7 and the westerly extension of Brodie Drive to the Uhthoff Line will be required. Conceptualized alignments for these extensions are shown on Schedule E; however, variations in the alignments will be permitted without the need for an amendment to this secondary plan provided the general intent of the plan is maintained.

c) The upgrading/rebuilding of the Uhthoff Line between Division Street and Highway No. 12 and Brodie Drive between Concession 7 and Highway No. 11 will be required.

While in the short term development within the secondary plan area need not be constrained by a need for transportation improvements, at such time as the Township of Severn and/or the Ministry of Transportation determines that traffic conditions warrant, development may be curtailed pending the implementation of necessary transportation works.

19.6.2 PEDESTRIAN ROUTES

The township shall encourage the establishment of a system of pedestrian routes oriented toward the secondary plan area's open space lands, particularly those associated with the Trans-Canada Pipeline right-of-way, the North River Basin, the Silver Creek Lowland and possibly the Shore-cliff landform, the latter three natural features being identified in the report entitled "Township of Orillia South of Division Road Secondary Plan - Environmental Inventory and Analysis" prepared by Heartland Environmental Design in 1993. The system shall be for non- motorized use such as walking, jogging, bicycling and cross-country skiing and should enable travel to other neighbourhoods and recreational facilities, with minimal use of roads. Future subdivisions may be oriented toward these public open space areas and where possible may provide access to the trails.

Lands already owned by the township and those obtained by donation, dedication and direct purchase shall be improved as they become available. Initially the township may wish to seek the assistance of local

service clubs and school groups to develop the trails, thereby increasing community interest. Such projects could include trail blazing and the development of interpretive trails in biologically interesting areas. The township may wish to utilize the technical expertise of the Ministry of Natural Resources which could be approached for assistance.

Lands obtained by parkland dedication shall be improved by the developer to the satisfaction of the Township of Severn. The precise nature of these improvements shall be included as part of the applicable development agreements.

19.6.2.1 DESIGN PRINCIPLES

The following principles shall apply to the design and construction of pedestrian routes within the secondary plan area.

a) The paths should be in harmony with the natural environment.

b) The paths should incorporate changes in elevation and direction, however steep grades generally should be avoided.

c) Road crossings should be kept to a minimum and, where viable, pedestrian underpasses may be constructed where paths intersect major roads.

d) Generally, paths should not parallel roads and where they do they should be separated from the travelled surface of the road as much as possible. The space between the path and road should retain its natural vegetation or be replanted by trees or shrubs if no buffer exists.

e) Wherever possible, paths should incorporate junctions or points of interest such as nature observation areas along their routes.

f) The travelled surface should be suitable for pedestrian traffic and be of a material that requires little maintenance.

g) It is not anticipated that the use of the paths will be sufficient to warrant separate pedestrian and bicycle trails, however if separation of these activities appears necessary in certain areas, an additional path may be constructed or part of the path widened and designated for bicycle use.

19.7 IMPLEMENTATION

19.7.1 GENERAL

This secondary plan shall be implemented in general accordance with the

provisions contained in Section 17 of the official plan. In view of the circumstances specifically relevant to the secondary plan however, the following additional implementation policies are required. In the event of a conflict between these policies and the policies of Section 17, the policies of this Section E.7 shall govern.

19.7.2 PROVINCIAL ACTS & POLICY STATEMENTS

Council shall implement this secondary plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act and such other statutes as may be applicable. Notwithstanding any policy within this secondary plan, all Council decisions shall be consistent with the Provincial Planning Statement, 2024.

19.7.3 MUNICIPAL BY-LAWS

19.7.3.1 ZONING BY-LAW

Council shall prepare amendments to the township's zoning by-law to implement the policies of this secondary plan. Without limiting the generality of this section, the following zoning criteria is of particular relevance:

a) Building setbacks shall be required from future road right-of-ways and to enable the widening of existing roads.

b) When necessary the zoning by-law shall be amended to reflect the designations and policies of this secondary plan.

Land shall be zoned in accordance with the land use designations and policies of this secondary plan. However, all areas designated for a particular land use shall not necessarily be zoned for such use but may be placed in holding zones until it is appropriate that development occur in such areas.

i) Amendments

Amendments to the zoning by-law to facilitate the occurrence of development in the secondary plan area may be permitted when Council is satisfied that the policies of Section 19.7.4 have been addressed.

ii) Existing Uses

Uses of land which legally existed at the date of the adoption of this secondary plan may be recognized by an appropriate zoning category in the implementing zoning by-law and minor extensions and/or the

construction of accessory buildings may be permitted.

iii) Non-Conforming Uses

Refer to Section 17 of the official plan.

19.7.3.2 HOLDING BY-LAW

Pursuant to Section 36 of the Planning Act, Council may pass a holding by-law for the purpose of delaying development within specific areas until the development criteria contained in the policies for the various land use designations in addition to all other relevant polices of this secondary plan have been satisfied. For example, a holding by-law could be utilized to enable the phasing of development and the provision of services.

Without limiting the generality of the foregoing, it is the intent of this secondary plan that holding provisions may be applied in circumstances where Council is satisfied regarding the anticipated use of a parcel of land as designated in this plan but considers the actual development of the lands for the intended use to be premature pending the requirements and/or conditions of development. Such municipal requirements and/or conditions of development may include, but shall not be limited to, the following:

a) that adequate municipal services are available to service the proposed development;

b) that development or redevelopment is appropriately phased;

c) that draft plans of subdivision/condominium, where deemed appropriate, have been approved;

d) that necessary transportation facilities are available to service the proposed development; and

e) that necessary studies, as required by Council, regarding the timeliness of development, such as market impact studies, have been prepared.

Implementation

Lands subject to holding provisions shall be identified within the implementing zoning by-law by the placement of an "H" immediately following the relevant zone symbol. Permitted uses within an area subject to holding provisions shall be limited to the uses existing at the time of the passing of the by-law and the holding by-law may be utilized to restrict the expansion of existing uses. Notwithstanding these limitations,

Council may permit development which it deems to be similar to or compatible with the designated land use as delineated on Schedule 1 of this secondary plan.

Removal of the Holding Zone

The holding zone shall be removed from the lands so zoned, by an amendment to the zoning by-law, once Council is satisfied that development can proceed in accordance with the policies of this secondary plan.

19.7.3.3 INTERIM CONTROL BY-LAW

Where Council, by by-law or resolution, directs that a review or study be undertaken with respect to lands within the secondary plan area, then Council may pass an interim control by-law pursuant to ~~Section 38~~the *Planning Act* ~~of the Planning Act~~ which serves to control the use of land, buildings, or structures within the secondary plan area or within the defined parts of the secondary plan area that are subject to the review and study.

An interim control by-law may remain in effect for a period of time specified in the by-law but shall not be in effect for longer than two years from the date of the passing of the by-law.

19.7.3.4 TEMPORARY USE BY-LAW

Pursuant to ~~Section 39 of~~ the *Planning Act*, and notwithstanding the other policies of this secondary plan, temporary uses may be permitted in any land use designation. Council, before passing a by-law to permit a temporary use, shall be satisfied that those of the following requirements which are relevant to the specific amendment application are, or will be, fulfilled in order to safeguard the wider interest of the general public:

a) that the proposed development or redevelopment is consistent with the temporary nature of the proposal;

b) that the proposed use is compatible with adjacent uses;

c) that the size of the parcel of land or building to be used is appropriate for the proposed use;

d) that services such as water supply, sanitary sewage disposal, and roads are adequate;

e) that matters such as noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity are considered to ensure that the impact of any such use will not be detrimental in

regard to adjacent uses or the wider community;

f) that, where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings, structures or uses; devices or measures to reduce nuisances; and regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc., and

g) that the by-law has suitable regulations governing setbacks, lot coverage, parking and other such items as may be required.

19.7.4 IMPACT ANALYSIS

Before an amendment is made to this secondary plan and/or before an amendment is made to the implementing zoning by-law (which may or may not require an amendment to this secondary plan), it shall be demonstrated to the satisfaction of Council:

a) that the proposed use will ~~not have a~~ have no~~deleterious~~ negative impact on adjacent uses;

b) that the proposed use does not pose a danger to adjacent uses by virtue of its hazardous nature;

c) that the proposed use conforms with the environmental policies of this plan and will not pollute the air, water and/or soil;

d) that no undue transportation difficulties will ensue from the establishment of the proposed use; and

e) that the proposed use conforms to the policies (including the "Servicing" and "Transportation" policies) and designations of this secondary plan and the provisions of the Planning Act.

19.7.5 SITE PLAN CONTROL

Refer to Section 12 of the official plan.

19.7.6 COMMITTEE OF ADJUSTMENT

The Committee of Adjustment in dealing with applications for minor variances and applications for consent for the conveyance of land shall be guided by the intent and purpose of this secondary plan, the official plan and the implementing zoning by-law when making decisions pursuant to Sections 45 and 53 of the Planning Act.

19.7.7 PLANNING & DEVELOPMENT COMMITTEE

The Planning & Development Committee shall be guided by the intent and purpose of this secondary plan, the official plan and the implementing zoning by- law when advising Council on planning matters.

19.7.8 PARKLAND DEDICATION

New residential development shall require the conveyance of up to a five percent parkland dedication, while commercial and industrial development shall require up to a two percent parkland dedication. Council may accept cash-in-lieu payments or apply the provisions of Section 51 (7) of the Planning Act when deemed appropriate.

All land dedicated for parkland purposes must be in satisfactory physical condition and located in a manner which provides for its use by the general public. Lands susceptible to flooding or other environmental hazards need not be accepted as part of the parkland dedication.

19.7.9 CAPITAL WORKS PROGRAM

Refer to Section 17 of the official plan.

19.7.10 ONTARIO BUILDING CODE

All construction shall adhere to the regulations of the Ontario Building Code.

19.7.11 PLANS OF SUBDIVISION/CONDOMINIUM

Refer to Section 17 of the official plan.

19.7.12 PUBLIC INFORMATION

In order to adequately inform the general public of the policies and proposals contained in this secondary plan, Council shall reproduce the plan in sufficient numbers to enable its review by the general public.

19.7.13 CONSENTS

Refer to Section 17 of the official plan.

19.7.14 MAINTENANCE AND OCCUPANCY STANDARDS

Refer to Section 17 of the official plan.

19.7.15 LAND ACQUISITION

Refer to Section 17 of the official plan.

19.7.16 PLANS TO ACCOMPANY AMENDMENT APPLICATIONS

Where deemed necessary by Council applications for amendments to this secondary plan and/or the zoning by-law, shall be accompanied by a site plan prepared in accordance with the provision of Sections 4 and 12 of the official plan.

19.8 INTERPRETATION

19.8.1 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on Schedule 1- Land Use Plan of this secondary plan, be considered as approximate and absolute only where bounded by roads, railways, rivers, lakes, or other similar clearly defined physical features. It is also intended that the location of roads as indicated on Schedule E be considered as approximate and not absolute. Amendments will not be required in order to make minor adjustments to the land use boundaries or the location of roads, provided the overall intent of the plan is maintained.

19.8.2 LOT AREAS/LOT FRONTAGES

It is intended that all minimum lot area and lot frontage criteria herein be considered as approximate and not absolute. Amendments to this secondary plan will not be required for any reasonable variation from the criteria providing that the overall intent of the plan is maintained.

19.8.3 ACCESSORY USES

Wherever a use is permitted in a land use designation it is intended that uses, buildings or structures normally incidental, accessory and essential to the use also be permitted.

19.8.4 PUBLIC USES

It is intended that public uses such as utility, communication and publicly owned transportation facilities, educational facilities including public, separate and private schools, public institutions of post secondary education, places of worship, public parks, and public playgrounds, as well as uses deemed similar in function be permitted in all land use designations in accordance with the provisions of Section 17 of the official plan and 19.4.4 of this secondary plan.

19.8.5 SUBSEQUENT LEGISLATION

Where a Provincial Act or Regulations made thereunder, are referred to in this secondary plan, it is intended that such reference be interpreted to include any subsequent legislation that may replace the specified Act or Regulations made thereunder.

19.8.6 MEASUREMENTS

All measurements in this secondary plan are in the metric form.

19.8.7 RELATIONSHIP OF THE SECONDARY PLAN TO THE OFFICIAL PLAN

Pursuant to Section 19.1.4, development within the secondary plan area shall proceed in a manner consistent with the policies contained within this Section 11 (South of Division Road Secondary Plan) and the remaining sections of the official plan. In the event of a conflict, the policies of this Section 19 shall govern.

19.8.8 ALTERNATE PUBLIC NOTIFICATION

The requirements of the Planning Act, R.S.O. 1990, as amended, as set out in Sections 17. (15) and (17) and Sections 34. (12) and (13) shall apply and be complied with unless the following alternative procedures for public notification are complied with.

Township Council or a Committee of Council, which has been delegated the appropriate authority, shall when considering proposed Official Plan Amendments or Zoning By-law Amendments, ensure that adequate information and opportunities to comment are made available to the public with respect to the proposal by holding a public meeting.

~~The notice of the public meeting shall be given at least fourteen (14) days prior to the meeting date.~~

The notice shall be given by personal service or prepaid first class mail to every individual and agency that has made a written request to the Clerk to be notified of the public meeting. In addition, the notice shall be given by either:

a) publication in a local newspaper having general circulation in the area to which the proposed Official Plan Amendment or Zoning By-law Amendment applies; or

b) personal service or prepaid first class mail to all assessed persons within the area to which the proposed Official Plan Amendment or Zoning By-law Amendment applies and within 120 metres of that area.

Prior to Township Council making a decision with respect to an Official Plan Amendment, a minimum of fourteen (14) days notice shall be provided from the date of the public meeting for the making of written submissions to the Clerk's office.

~~Where a Zoning By-law Amendment is being considered and where the~~

~~Clerk is notified in writing prior to the public meeting, or representations are made at the public meeting, that persons wish to make written submissions, seven (7) days following the public meeting shall be made available for the making of written submissions to the Clerk's office prior to Township Council making a decision with respect to the Zoning By-law Amendment. Where representations are made at the public meeting for an additional seven (7) days (total of fourteen (14) days) in which to make written submissions, Township Council or a Committee of Council shall consider the scale, impact and nature of the application and, where significant, shall provide the additional time.~~

~~No further public meeting shall be required where written submissions are made, but Township Council shall ensure that such submissions are considered before making a formal decision with respect to the proposed Official Plan Amendment or Zoning By-law Amendment.~~

Township Council may forego public notification and public meeting(s) in connection with a technical Official Plan Amendment or Zoning By-law Amendment if such will not affect the provisions and intent of the Official Plan or Zoning By-law or an Amendment previously enacted to either document, in any material way, and may include the following matters:

a) altering the number and arrangement of any provisions;

b) correction punctuation or altering language to obtain a uniform mode of expression;

c) correcting clerical, grammatical, dimensioning or typographical errors; and

d) effecting changes in format.

Where a change is made to a proposed Zoning By-law Amendment subsequent to the public meeting required by this section, a further public meeting will be required only if, in the opinion of the Township Council, the change is one which would significantly alter the form, type and density of development. ~~The notification requirements for such a further meeting shall be at least fourteen (14) days prior to such meeting and shall be in accordance with the provisions of this section.~~

19.8.9 MINOR TEXTUAL MODIFICATIONS

Spelling and numbering may be corrected and/or altered without the need for amendment to this secondary plan.