

Draft Township of Adjala-Tosorontio Official Plan

Table of Contents

<i>Draft Township of Adjala-Tosorontio Official Plan</i>	1
1. Introduction	4
1.1 Purpose of the Official Plan	4
1.2 Vision and Guiding Principles	4
1.3 Structure of Official Plan	5
1.4 How to Read this Plan	6
2. Grow	8
2.1 Approach	8
2.1.1 Objectives	8
2.2 General Policies	9
2.2.3 Intensification & Lot Creation	13
2.2.4 Phasing of Development	13
2.2.5 Settlement Boundary Expansions	15
2.2.6 Resilient and Complete Communities	15
2.2.7 Urban Design Guidelines	18
2.3 Designations	25
2.3.1 Residential	25
2.3.2 Commercial	29
2.4.3 Employment	31
3. Preserve	35
3.1 Approach	35
3.2 Objectives	35
3.3 Agricultural Designation	35
3.4 Rural Designation	39
3.5 Estate Residential	43
4. Protect	45
4.3.1 Approach	45
4.3.2 Objectives	45
4.3.4 Greenland Designation	46
4.3.5 Oak Ridges Moraine Plan Area	50
4.3.6 Natural Hazards Overlay	52
4.3.6 Source Water Protection	54
4.3.7 Cultural Heritage	57
4.3.8 Archaeological Resources and Burial Places	60
4.3.8 Human Made Hazards	60

5. Connect	68
5.1 Parks and Open Space	68
5.2. Public Service Facilities	74
5.3 Community Well-being and Identity	75
5.4 Infrastructure, Public Works and Servicing	77
5.5 Roads and Roads Hierarchy.....	79
5.6 Infrastructure Corridors	83
5.7 Waste Disposal.....	84
6. Implement.....	88
6.1 General.....	88
6.2 Interpretation	88
6.3 Official Plan.....	89
6.4 By-laws	93
6.5 Non-Conforming Uses	103
6.6 Site Plan Control.....	104
6.7 Land Division.....	106
6.8 Community Improvement Plans	113
6.9 Complete Application and Pre-Consultation	114
6.10 Public Participation.....	119
6.11 Definitions.....	120
'A' Land Use - Township with Exception of Oak Ridges Moraine Conservation Plan Area	148
'B' Land Use - Oak Ridges Moraine Conservation Plan Area.....	148
'C' Land Use - Everett.....	148
'D' Land Use - Colgan.....	148
'E' Land Use - Loretto.....	148
'F' Land Use - Lisle.....	148
'G' Land Use - Hockley	148
'H' Land Use - Tioga.....	148
'I' Land Use - Rosemont.....	148
'J' Land Use - Glencairn	148
'K' Greenland System.....	148
'L' Roads and Road Widths.....	148
'M' Natural Hazards.....	148
'N' Source Water Protection.....	149
'O' Key Hydrologic Areas and Features	149
'P' Key Natural Heritage Features.....	149

'Q' Waste Management Areas and Assessment Areas	149
'R' Protected Aggregate Resources	149

DRAFT

1. Introduction

1.1 Purpose of the Official Plan

This Official Plan establishes, in general terms, the pattern which development within the Township should follow during the planning period. The purpose of the Plan is:

- a) To implement the direction provided in the Township's Strategic Plan and achieve the Township's Vision;
- b) To assist Council in determining future policies and actions in all matters relating to the development of the Township, including in the agricultural, recreational, rural, hamlet and special purpose areas;
- c) To encourage development that achieves a balanced ratio between residential, farm and commercial-industrial assessment is achieved;
- d) To assist public and private agencies concerned with the development of the Township in determining their future needs or requirements;
- e) To ensure that no future public works are undertaken by the Township or by private developers that do not comply with the provisions of this Plan;
- f) To encourage hamlets to Grow in accordance with the policies set out in this Plan, ensuring the amenities, built environment and identity of these communities may be sustained and if possible, enhanced by such development. All new development in the hamlets will be undertaken in such a manner as to prevent any detrimental effects on the groundwater supply or any undesirable wastewater disposal conditions;
- g) To provide recreational resources accessible to all residents and visitors;
- h) To Preserve agricultural land and establish a diverse agricultural economy and recognize its primary importance to the Township;
- i) To maintain and enhance the rural character of the Township, ensuring rural residential opportunities respond to the context of the existing rural character and without degrading the integrity of the agricultural area;
- j) To Protect the natural environment of the Township, including the significant ravine, valley, river, and stream corridors on an ecosystem management basis;
- k) To ensure that growth and development within the Township occurs in a manner that will minimize public health and safety issues, including the protection of human life and property from water related hazards such as flooding and erosion; and
- l) To ensure that land use planning within the Township contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems, on an integrated watershed management basis.

1.2 Vision and Guiding Principles

The following vision statement establishes the strategic direction for the Township, guiding future planning decisions and shaping the long-term development of the municipality:

“To build a safe, vibrant and complete community that honours and preserves Adjala-Tosorontio's rich agricultural and rural heritage while embracing progressive, forward-thinking initiatives. The Township strives for a balanced, sustainable future where community identity thrives, local economic opportunities expand, and innovative solutions are implemented to ensure a resilient, inclusive, and connected community. By enhancing public spaces and infrastructure, fostering active and passive transportation, and protecting our natural spaces, we will create a municipality where integrity and responsible stewardship guides us towards a desirable community for all.”

The Township Vision is to value and sustainably maintain a rural community composed of a mix of hamlet, rural and agricultural communities. This is to be achieved by managing land uses in a way that will preserve the rural character and environment, promoting a diverse agricultural base and maintaining healthy communities through responsible growth and investment.

The Official Plan provides policy direction on matters of provincial and municipal interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land. It also supports the Township's goal to enhance the quality of life for all residents.

The Official Plan provides for appropriate development while protecting resources, public health and safety, and the quality of the natural and built environment. The Official Plan supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

1.3 Structure of Official Plan

This Official Plan has been structured into five themes intended to capture the pattern which development within the Township should follow during the planning period. The principles of each theme are detailed below.

1.3.1. **Grow:**

- a) Identifying a strategy for balanced, sustainable growth based on a hierarchy of settlements in the Township;
- b) Increasing housing options that are accessible and affordable;
- c) Enhancing local job opportunities and economic development; and

- d) Ensuring growth is designed to contribute to community identity/character and promote active, healthy and inclusive environments.

2. Preserve:

- a) Preserving farmland for the long term and ensuring the agricultural and rural character is protected; and
- b) Expanding opportunities for economic diversification of agricultural and rural uses.

3. Protect

- a) Protecting natural heritage features and functions from impacts of development and land use changes (i.e. Greenlands, natural heritage and hydrologic features and functions, Oak Ridges Moraine);
- b) Enhancing access to and connection with the natural environment;
- c) Protecting residents and development from natural and man-made hazards; and
- d) Ensuring the long-term protection of valuable resources (cultural heritage, archaeological resources, aggregate resources).

4. Connect

- a) Enhancing public spaces including opportunities for naturalized park design and outdoor recreational activities (i.e. pathways, rink);
- b) Improving access to community facilities (i.e. centre, library);
- c) Promoting options for active transportation (i.e. bicycle lanes, trails);
- d) Improving internet infrastructure and access across the Township;
- e) Supporting community character and placemaking opportunities (i.e. farmers market, Township Festival); and
- f) Encouraging climate-resistant, forward-thinking approaches to infrastructure and public works and servicing.

5. Implement

- a) Ensuring sound and consistent interpretation of the Plan to help inform balanced decisions; and
- b) Fostering opportunities for community engagement.

1.4 How to Read this Plan

1. This Plan is designed to be read as a cohesive whole. All relevant policies must be considered together when making decisions, as no single policy stands alone. Decision-makers, including Township staff, Council, and stakeholders, are encouraged to review the entire document to understand how policies interact and

support Adjala-Tosorontio's vision and goals. Cross-references to other policies are included for convenience, but they do not replace the need to read the Plan in its entirety.

2. The policies in this Plan have no implied hierarchy or priority based on their order of appearance. Each policy's language provides guidance on its application:
 - **Directive policies** (e.g., "shall") establish clear requirements or prohibitions, such as "settlement areas shall be the focus of growth and development" or "development and site alteration shall not be permitted in significant natural heritage features."
 - **Supportive policies** (e.g., "should," "promote," or "encourage") offer flexibility and guidance to encourage best practices while allowing for context-specific discretion.
3. The choice of language reflects the intended strength and flexibility of each policy, ensuring clarity in implementation. The Implementation and Interpretation policies (Part F) provide further guidance on how to apply the Plan effectively.
4. The Adjala-Tosorontio Official Plan is organized into six key parts, each addressing a critical aspect of the Township's planning vision:
 - i. **Part A – Introduction:** Outlines the purpose, vision, and guiding principles of the Plan.
 - ii. **Part B – Growth:** Directs where and how growth and development should occur to support sustainable and resilient communities.
 - iii. **Part C – Preserve:** Focuses on protecting Adjala-Tosorontio's agricultural lands, rural character, and cultural heritage.
 - iv. **Part D – Protect:** Safeguards natural heritage, environmental features, and resources for future generations.
 - v. **Part E – Connect:** Promotes connectivity through transportation, infrastructure, and community networks.
 - vi. **Part F – Implementation:** Provides tools and processes to ensure the Plan's policies are effectively applied.

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan:

2. Grow

2.1 Approach

To ensure new development and redevelop contributes to sustainable complete communities, improves the commercial/industrial tax base, increases local job opportunities, and builds community identity

2.1.1 Objectives

1. To direct limited growth to rural settlement areas through intensification, and only where existing servicing capacity, including water, wastewater, and transportation infrastructure, can accommodate development efficiently, cost-effectively, and in an environmentally sustainable manner.
2. To adopt a strategic and phased approach to growth management by deferring settlement area boundary expansions until the next Official Plan review, unless a clear and immediate need is demonstrated. All decisions shall be grounded in market conditions and a comprehensive assessment of infrastructure capacity to ensure responsible, efficient, and sustainable development.
3. To foster the development of complete communities by supporting a range of housing types, and affordability levels to meet the diverse needs of current and future residents.
4. To develop a compact urban form appropriate to the context of each community that promotes the efficient use of land and provision of water, wastewater, stormwater management, and other services.
5. To promote development forms and patterns which minimize land consumption and servicing costs, while supporting climate change mitigation and adaptation.
6. To ensure development of well-designed, high-quality built form that is sustainable, oriented to pedestrians, and supports opportunities for active transportation.
7. To encourage the development of small-scale, conveniently located commercial services within rural settlement areas that are compatible with the character, scale, and servicing capacity of these communities.
8. To promote the creation of distinct, pedestrian-oriented commercial cores or plazas in the settlement areas of Colgan and Everett, designed to serve as focal points for community activity, enhance local identity, and provide a mix of commercial, retail, and public spaces that support the development of complete and livable communities.
9. To promote the highway 89 corridor employment area

2.2 General Policies

2.2.1 Growth Strategy

- a) The County of Simcoe Official Plan allocates a population of **11,970** and employment of **2,490** to the Township of Adjala-Tosorontio for the 2051 planning horizon. These allocations represent **minimum targets** and do not account for existing approvals, including registered or draft-approved plans of subdivision and approved Official Plan Amendments within the designated Settlement Areas of **Colgan** and **Everett**.
- b) The **Simcoe County Growth Management Strategy** does not prescribe a minimum greenfield density target for the Township. However, the County Official Plan directs local municipalities to establish policies that ensure logical and orderly growth within settlement areas, support complete communities, and minimize instances of fragmented or underutilized development patterns.
- c) In response, this Plan establishes a growth management framework that:
 - i. Acknowledges that the Township has already approved a significant amount of development that, collectively, meets or exceeds the County's 2051 population and employment allocations;
 - ii. Recognizes that County forecasts represent **minimums**, and that opportunities may exist for additional growth **beyond current allocations**, subject to the demonstration of conformity with applicable **Local, County and Provincial policies**.
- d) The intent of this Growth Management Strategy is to provide policy direction that ensures future growth is strategically located, appropriately phased, and supported by the necessary studies and infrastructure to achieve a complete and resilient community structure. The policies of this Plan aim to:
 - i. **Direct the majority of growth** to the Settlement Areas of **Colgan** and **Everett**, where municipal infrastructure and public service facilities are available or planned, and where the development pattern supports efficient land use and complete communities;
 - ii. **Encourage compact and efficient development** that promotes walkability, cycling, and transit-supportive densities;
 - iii. **Require applicants seeking additional growth approvals beyond current allocations** to demonstrate, through comprehensive planning justification reports and supporting technical studies, that:

- a. The proposed development is consistent with the **Provincial Policy Statement**, and aligns with the **County of Simcoe Official Plan**;
 - b. The development contributes positively to the Township's **settlement structure, economic development**, and **housing diversity** objectives, including the provision of **affordable and attainable housing**;
 - c. Servicing capacity is available, or can be provided in a cost-effective, coordinated, and sustainable manner;
 - d. The proposal does not compromise agricultural lands, significant environmental features, or cultural heritage resources;
 - e. The development is compatible with the existing and planned context of the community.
- iv. **Encourage a comprehensive review approach** for any significant expansion or intensification proposals, in consultation with the **County of Simcoe**.
- e) This Plan affirms the Township's commitment to accommodating growth in a strategic, sustainable, and orderly manner, while maintaining flexibility to consider additional development proposals where they clearly advance local, County, and Provincial planning objectives.

2.2.1 Hierarchy of Settlements

Settlement Areas

- a) The communities of Everett and Colgan are designated as Settlement Areas.
- b) Settlement Areas shall be developed as compact, complete, and connected communities, serving as focal points for residential, commercial, recreational, and institutional uses.
- c) Development in Settlement Areas shall include:
 - a. Municipal water and wastewater infrastructure, paved roads, active transportation facilities, stormwater management infrastructure, street lighting, trees, public spaces, and additional landscaping as determined by the Township.
 - b. Energy and water conservation measures, including low-impact development and stormwater management.
 - c. Integration of paths, trails, and bicycle routes to support walkable communities.

d. Natural heritage features and areas to maintain ecological and hydrological integrity.

e. Public safety considerations, including impacts on policing services. f. Public access to open spaces and parks.

- d) Development shall avoid areas prone to flood and erosion hazards.
- e) Where feasible, clean energy systems (e.g., geo-exchange, heat recovery, cogeneration) shall be incorporated.
- f) A range of housing types, including detached, semi-detached, townhouses, and apartments, shall be provided.
- g) Higher-density development shall be concentrated near arterial and collector roads, main streets, commercial areas, community facilities, or public open spaces, with transitional density and built form to ensure compatibility with adjacent residential areas.
- h) The Township's zoning by-law shall facilitate diverse housing types and affordable housing.
- i) Multiple-unit residential developments (three or more units per structure) shall be designed in clusters, with rows of townhouses facing streets discouraged.
- j) Special needs housing and life-cycle housing options shall be promoted.
- k) Development shall be compatible with adjacent built form and character through appropriate siting, design, massing, height, and landscape treatments.
- l) Streetscapes shall enhance a sense of place and reflect the small-town character of the Township.
- m) Urban agriculture initiatives, such as community gardens, edible landscaping, and rooftop gardens, shall be supported to enhance local food self-sufficiency.
- n) Infrastructure to support local food distribution and processing shall be prioritized where appropriate.
- o) Development shall incorporate shading features and natural landscapes to reduce sun exposure.

2.2.2.2 Rural Settlement Areas

- a) The communities of Loretto, Lisle, Hockley, Tioga, Rosemont, and Glencairn are designated as Rural Settlement Areas.

- b) Rural Settlement Areas shall be developed as compact, complete, and connected communities, appropriate to their rural context, serving as focal points for residential, commercial, recreational, and institutional uses.
- c) Development in Rural Settlement Areas shall include:
 - a. Partial or private water and wastewater infrastructure, paved roads, active transportation facilities, stormwater management infrastructure, street lighting, trees, public spaces, and additional landscaping as determined by the Township.
 - b. Energy and water conservation measures, including low-impact development and stormwater management.
 - c. Integration of paths, trails, and bicycle routes to support walkable communities.
 - d. Natural heritage features and areas to maintain ecological and hydrological integrity.
 - e. Public safety considerations, including impacts on policing services.
 - f. Public access to open spaces and parks.
- d) Development shall avoid areas prone to flood and erosion hazards.
- e) Where feasible, clean energy systems (e.g., geo-exchange, heat recovery, cogeneration) shall be incorporated.
- f) A range of housing types, including detached, semi-detached, and townhouses, shall be provided to meet diverse needs, with affordable housing encouraged.
- g) Development shall be compatible with adjacent built form and character through appropriate siting, design, massing, height, and landscape treatments.
- h) Streetscapes shall enhance a sense of place and reflect the rural character of the Township.
- i) Urban agriculture initiatives, such as community gardens and edible landscaping, shall be supported to enhance local food self-sufficiency.
- j) Development shall incorporate shading features and natural landscapes to reduce sun exposure.

2.2.3 Intensification & Lot Creation

- a) New development, whether by plan of subdivision or by consent, will be encouraged within the boundaries of the settlement as shown on Schedule A, provided that the detailed policies of this Section and other relevant Sections of the Official Plan are satisfied, including **Section X**.
- b) Applications for infill or intensification, including those involving rezoning, minor variances, and consents within settlement areas or rural settlement areas, will be evaluated based on their compatibility with the surrounding physical character. Key factors to be considered include:
 - i. Building size and configuration
 - ii. Height, massing, and lot coverage
 - iii. Dwelling type and setbacks
 - iv. Prevailing patterns of development, including setbacks and the location of garages and accessory buildings
 - v. Lot patterns, streetscape, and private open space arrangements
 - vi. The ability to maintain adequate privacy, sunlight access, and minimize shadowing on adjacent properties

2.2.4 Phasing of Development

- a) The creation and development of three or more lots will require a registered plan of subdivision, with a subdivision agreement registered on title, in accordance with the policies of this Plan.
- b) Should any existing plan of subdivision not be finalized within the timeframe contemplated in the conditions of approval, Council may consider not renewing the subdivision approval or may amend the conditions of approval to more closely reflect current planning requirements.
- c) Development shall occur contiguous to or abutting the existing built boundary and progressing out from there, except where physical barriers or significant natural heritage features and areas and functions intervene.
- d) The progression of development will be based on a sustainable and logical progression of development and in accordance with Provincial policies and plans, and County and Township Official Plan policies. Consideration will be given to the following matters when determining phasing of development:

- i. The required infrastructure and public service facilities are approved and implementable in a timely and sustainable manner;
 - ii. The development promotes sustainability and energy efficient design and contributes to the achievement of a complete community, including the provision of a full range of housing types, and/or the provision of commercial and employment opportunities;
 - iii. Priority should be given to infill and intensification proposals that utilize existing infrastructure and public service facilities, where these exist;
 - iv. Absorption rate of new construction in previous phases and the need for additional phases of development;
 - v. The Township may place lands within a Holding Zone provision to ensure the timing of release of subsequent phases is justified and satisfies other policies of this Plan.
- e) Where development occurs on the basis of municipal services, no final approvals, such as registration of plans of subdivision, will be given until the Environmental Assessment process is finalized which deals with the provision of water and wastewater services, and confirmation that capacity exists within the approved Environmental Compliance Approvals or suitable agreements for the provision of such services are in place. The amount of growth permitted for each phase shall be cognizant of the growth projections for the Settlement Areas as a whole, but be of a sufficient scale to support the development of efficient and cost-effective municipal infrastructure. The rate of development shall be tied to the availability of municipal water and wastewater services.
- f) Development of residential lands and public service facilities to service the additional population will occur in a controlled and orderly fashion, and as warranted.
- g) Generally, in considering the approval of any new development proposal, the Township shall be satisfied that:
 - i. All of the significant natural and cultural heritage features have been adequately defined and protected, and is located outside of flood and erosion hazards;
 - ii. The proposal promotes sustainability and energy efficient design and contributes toward the achievement of a full range of housing types and/or the provision of commercial and/or employment opportunities;
 - iii. Requirements for community facilities, recreational facilities, schools, and emergency services facilities have been adequately considered and can be provided to meet the needs of a growing population;
 - iv. The development application is complete, and includes all of the required studies identified in this Plan;

- v. All required agreements have been adequately executed to ensure the appropriate staging and development of infrastructure (including communications/ telecommunications and utilities) and public facilities, such that there is no financial impact on the Township; and,
- vi. All required infrastructure (including communications/ telecommunications and utilities) and public facilities are approved and implementable in a timely and cost-effective manner.

2.2.5 Settlement Boundary Expansions

The establishment of new settlement areas and settlement area expansions and/or amendments to population and employment forecasts shall only be considered through a *Comprehensive Review* and shall not be permitted on partial services.

A comprehensive review shall also be required for the re-designation of employment lands to non-employment land uses.

2.2.6 Resilient and Complete Communities

2.2.6.1 Housing

- a) Consider the range and mix of housing options and densities of the existing housing stock.
- b) Plan to diversify the overall housing stock across the municipality promoting social cohesion
- c) The Township shall direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. Housing development will be directed towards areas in proximity to jobs and key services.
- d) The Township shall establish development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate diverse housing opportunities, while maintaining appropriate levels of public health and safety.
- e) The Township shall facilitate the provision of a range of housing types and affordable housing, including detached, semi-detached, townhouse, and apartment units, along with a mix of affordable housing and a variety of tenures, to meet a variety of housing requirements of current and future residents, including special needs requirements.
- f) The Township may permit and facilitate individual lot intensification, such as second units in detached, semi-detached, and rowhouse dwellings, subject to meeting building, health, and safety regulations.

- g) A variety of housing choices including semi-detached and townhouse units may be provided within Settlement Areas providing the infrastructure can accommodate these types of housing. Strip development and very large homes that are not consistent with the character of the area should be discouraged.
- h) Council shall require the development industry to provide a mix of housing options in each greenfield application including a mix of dwelling unit types, density, tenure, unit size, and price including accessory dwelling units, housing for special needs and flex housing that can be affordably adapted as a household's lifestyle and needs change.

2.2.6.2 Affordable Housing

- a) The Township will work with the County of Simcoe to plan for and be consistent with the County of Simcoe's affordable housing target that a minimum of ten percent (10%) of new housing units created each year will be affordable housing units.
- b) The Township may revise the Township Zoning By-law to ensure that minimum zoning provisions do not hamper the appropriate provision of affordable housing at any residential locations.
- c) The Township may permit the use of alternate development standards to facilitate development of affordable housing provided health, safety, servicing and other reasonable standards or criteria can be met.
- d) The Township may consider providing grants in lieu of such things as development and/or building permit charges, planning fees, cash-in-lieu of parkland fees and cash-in-lieu of parking requirement to affordable housing proposals.
- e) The Township may consider development of a housing first policy for appropriate surplus municipal lands including school sites.

2.2.6.3 Garden Suites

- a) The Planning Act authorizes use of Temporary Use By-laws for the establishment of "garden suites" as defined by the Planning Act. Temporary Use zoning for garden suites may be utilized by the Township. Council may require the owner to enter into an agreement with the Township as provided in the Planning Act.

2.2.6.4 Accessory Residential Units

- a) Development of up to two accessory residential units (ARU), one of which may be situated in a detached building, may be allowed in Agricultural, Rural and Settlement Areas in which such uses are permitted in the relevant designation and as set out in the implementing by-law provided that the following conditions are met:

- i. The applicant must submit current evidence that the wastewater disposal system on the property as being suitable for the number of persons proposed to be housed.
 - ii. The dwelling is inspected by the Township's Chief Building Official and any required changes or additions to meet the local Building, Plumbing and Fire Codes have been made, and there is an adequate water supply.
 - iii. The new unit meets all of the provisions of the existing zoning bylaw regarding minimum yards, maximum height, and the minimum lot area.
 - iv. Additional parking that may be required for the new unit is available, using the same driveway, and in a convenient location on the lot where it does not negatively impact adjacent dwellings; and
 - v. The entrance to the new unit or basement apartment will preferably be located through an existing building entrance. However, if a new doorway must be constructed, it shall not be located on a wall of the building that is facing a street.
- b) For Rural and Agricultural properties, the ARU must also meet the following conditions:
 - i. Where two ARU's are permitted, at least one shall be located within or attached to the principal dwelling;
 - ii. Comply with the minimum distance separation formulae;
 - iii. Be compatible with, and not hinder, surrounding agricultural operations;
 - iv. Have appropriate sewage and water services;
 - v. Address any public health and safety concerns;
 - vi. Be limited scale and located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - vii. minimize land taken out of agricultural production.

2.2.6.5 Food Access

- a) The Township shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of prime agricultural land, and preserving rural and cultural landscapes
- b) The Township shall encourage and permit farmers' markets as-of-right within all commercial areas, community spaces and public parks.
- c) Community gardens shall be permitted as-of-right and are encouraged within parks and community spaces with Council approval. The Township shall be engaged and involved in the planning and ongoing maintenance of community gardens.
- d) The Township shall encourage the establishment of community kitchens and food co-ops.

- e) The Township may allow and permit small-scale urban livestock within settlement areas that have minimal impact on residential amenity, with restrictions set out in the zoning by-law.
- f) The Township shall encourage and facilitate at least one grocery store in Colgan and Everett.
- g) The Township shall encourage the provision of green/cool roofs including rooftop gardens.

2.2.6.6 Public Spaces, Recreation, Parks, and Trails

- a) The Township will plan and provide for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including:
 - i. facilities,
 - ii. parklands,
 - iii. public spaces,
 - iv. open space areas,
 - v. trails and linkages, and
 - vi. water-based resources, where practical and appropriate.
- b) The Township will plan for and provide a supply of parks, trails and other recreation facilities needed to support planned population and employment growth in a timely manner, particularly as built-up areas are intensified.

2.2.6.7 Climate Change Strategy

Input from County Report here: <https://simcoe.ca/wp-content/uploads/2024/06/CCW-2024-170-Schedules.pdf>

2.2.7 Urban Design Guidelines

It is a primary objective of this Official Plan to ensure a safe, functional, and attractive built environment, sympathetic with the historical form and function of the Township's designated settlement areas and natural landscape. This objective is advanced by a series of development principles governing the manner of future growth and redevelopment, as well as by the policies for archeological and heritage conservation.

The following design guidelines, applicable at the discretion of the municipality to all new development and redevelopment in the municipality, supplement these criteria and are intended to provide additional guidance regarding the municipality's preferred form of future development.

- a) The guidelines are intended to be flexible and to be applied, by the Township, with selective emphasis depending upon the land use circumstances under consideration, (i.e., not all guidelines will apply in every instance). The development process is viewed as a cooperative venture between the municipality and the development industry. These guidelines shall be implemented through site planning and development agreements, conditional approvals, and any other measures available to the municipality. Architectural control may be applied through various development agreements to achieve the municipality's objectives in accordance with the following guidelines.
- b) The Township may require Architectural Control, in accordance with procedures and guidelines developed by the Township, to ensure that design objectives are met as development proceeds. Architectural Control is a form of peer review and the costs associated with administration of Architectural Control shall be paid by the proponent.

2.2.7.1 Heritage Design

In order to foster development of a type consistent with the historical form of the Township or a host community within the Township, in preparing a development concept the proponent shall be required to conform to the following guidelines:

- i. Design shall conserve significant heritage resources including buildings, structures, streetscapes, and landscapes;
- ii. Preservation shall be required and means maintaining and/or restoring a heritage resource within the context of its established setting;
- iii. Adaptive Re-use may occur and shall mean rehabilitation of a heritage resource for a new function;
- iv. Incorporation may occur and shall mean integration of individual components of a heritage resource into a new development; and,
- v. Redevelopment shall incorporate existing characteristics and built and natural heritage features of the host community or setting into a development's or subdivision's design.

Heritage design will include:

- a) Maintaining architectural consistency with the historical built form of the host community or neighbourhood, (building type/scale);

- b) Maintaining consistency with the established street pattern of the host community or neighbourhood;
- c) The protection of vegetation, woodlots or individual significant trees and the maintenance/restoration of linkages between natural areas;
- d) Minimizing grading and hence, topographical changes to the existing site to avoid disruption to natural systems or adjacent lands/uses;
- e) Identifying significant architectural details and features of heritage resources and incorporate similar details and features into new building designs or redevelopment. Design strategies should be sensitive to existing heritage resources, providing for reproduction of character defining features while maintaining/defining some distinction between old and new. In implementing this design objective, the Township may be assisted by the preparation of Architectural Design Guidelines;
- f) Ensuring that the design and location of lighting, streets, signage, parking, public works facilities, grading and other site features respect the integrity and character of the heritage resource and/or host community;
- g) Ensuring that proper recognition is given to heritage resources that may be identified by a Local Architectural Conservation Advisory Committee (LACAC); and,
- h) Giving special attention to heritage public spaces or public buildings that occupy prominent sites.

2.2.7.2 Neighbourhood / Subdivision Design

- a) In devising a development concept, the objective is to maintain consistency with the past community and/or neighbourhood in the context of current servicing requirements and planning policies. To do this, the developer shall be required to conform to the following guidelines.
- b) Incorporate the historical pattern of development in the host community into the subdivision design, (e.g., street pattern/landscaping). Where appropriate, the subdivision design should be coordinated with the heritage design guidelines of this section.
- c) Provide consistent, or improved, street elements to complement and unify the built form, (e.g., streetlights, signage, trees, etc.)
- d) Ensure the proposed street network accommodates all intended users, (e.g., automobiles, pedestrians, cyclists, and persons with disabilities, emergency vehicles).

- e) Ensure the local street network is easy to navigate and well-integrated with the arterial/collector road network.
- f) Avoid reverse lotting of collector and arterial roads in favour of, wherever possible, a system of service roads or local roads located parallel to major roads. The use of rear access lanes is also discouraged.
- g) Provide a variety of individual housing designs, setbacks, or uneven lot sizes on a single street to create interesting streetscapes. Where appropriate, housing designs should be coordinated with the heritage design guidelines of this section and, where available, any supplementary architectural design criteria.
- h) Enhance streetscapes through tree planting undertaken in a manner consistent with the Landscape Design Guidelines of this section.
- i) Ensure garages do not dominate the streetscape by considering the following design alternatives: limit the garage width and projection; construct garages flush with, or at angles to, the front of the dwelling; and develop detached garages to the rear of the dwelling, subject to compatibility with adjacent uses.

2.2.7.3 Single Site Design

- a) In preparing site-specific residential, commercial, and industrial development concepts, the proponent shall conform to the following guidelines.

2.2.7.4 Pedestrian Friendly Design

- a) Locate buildings in downtown commercial areas close to or at the property line to facilitate pedestrian access.
- b) Minimize walking distances between parking and primary activity areas.
- c) Provide barrier free access throughout the site, avoiding drains, catchbasins and similar obstructions.
- d) Provide attractive barrier free sidewalks leading directly from the public street and parking areas to principal building entrances.
- e) Minimize pedestrian and vehicular crossings on site.
- f) Identify and emphasize major pedestrian routes through use of signage, pavement markings, trees, appropriately scaled lighting, and continuous hard surfaces.

2.2.7.5 Facilitate Efficient and Safe Vehicular Movement

- a) Link parking areas on abutting commercial properties to provide for movement between lots.

- b) Provide sufficient vehicle waiting spaces in commercial drive-through facilities.
- c) Locate waiting lanes to avoid disruption of internal traffic flows, site access and pedestrian routes.
- d) Clearly define primary vehicle routes on the site through the use of signage, curbing, and line painting.
- e) Avoid dead end parking aisles.
- f) Maximize the distance between site access driveways as well as the distance between site access driveways and street intersections.
- g) Provide mutual driveways where appropriate, especially along major collector and arterial roads, to minimize the number of driveways.
- h) Eliminate conflict between storage/loading areas and vehicle/pedestrian routes.
- i) Design on-site circulation to eliminate reversing or maneuvering on public streets.
- j) Provide site directional signage to orient people within a development.
- k) Ensure that emergency vehicles can gain easy access to and operate, within and from the site.
- l) Identify the location of hydrants and sprinkler connections through the use of signage.

2.2.7.6 Provide Functional Parking

- a) Locate parking areas in close proximity to residential building entrances.
- b) Provide conveniently and easily visible locations for motorcycle and bicycle parking.
- c) Provide accessible parking.
- d) Provide well-drained areas, separated from parking spaces, to accommodate winter snow storage.

2.2.7.7 Provide Appropriate Screening

- a) Provide landscaping around the perimeter of the parking areas and laneways in accordance with the Landscape Design Guidelines of this section. Use low level screening adjacent to public streets and denser screening (solid fences, coniferous plant material) when adjacent to residential or other sensitive development.

- b) Ensure loading bays and garbage storage facilities are located away from public streets or screened through the use of landscaping, walls, and buildings.
- c) Where outside storage is permitted, screen commercial outdoor storage from public streets and adjacent residential uses.
- d) Screen parking areas to avoid illumination of adjacent properties by automobile headlights.
- e) Orient continuous sources of noise, vibration, odour, and other emissions away from sensitive adjacent uses. Use noise attenuation and other mitigation measures where necessary.

2.2.7.8 Provide Adequate Lighting

- a) Provide adequate lighting materials and uniform coverage to parking areas.
- b) Design site lighting that considers all building and user needs. Particular attention is to be paid to pedestrian areas, driveways, parking, service areas, and buildings.
- c) Use lighting to accentuate historic buildings, landscape features and public monuments.
- d) Coordinate lighting systems and landscaping to optimize site aesthetics and to ensure that plant materials or other landscape features do not obscure sight and street lighting.
- e) Ensure that lighting is not directed to adjacent properties or create a nuisance for adjacent landowners.
- f) Utilize dark-sky lighting.

2.2.7.9 Provide Appropriate Site Aesthetics

- a) Wherever possible, locate utilities underground to improve the appearance of the development. Where above ground utilities are necessary, ensure compatibility with other site features.
- b) Provide a uniform height and location of fascia signs on multiple-tenancy buildings in order to portray a unified image.
- c) Use signage to promote a particular image in neighborhoods with a distinctive character. Ensure that mature landscaping and signage work in harmony with each other.

- d) Orient buildings, outdoor spaces, and pedestrian activity areas to maximize sunlight exposure during the cooler months and shading during the warmer months. Consider the impact of winds and icing in the location of buildings relative to adjacent uses including areas of public access and parking.

2.2.7.10 Providing an Attractive Landscape Design

- a) While accommodating an array of land uses, the Township still retains a predominantly natural landscape. In built up areas existing vegetation adds to the character and aesthetic quality of neighbourhoods and communities. It is a major objective of this Plan to retain as much of this natural landscape and aesthetic character as possible, and, to this end, in devising a development or redevelopment concept, the proponent shall be required to conform to the following guidelines:
- b) Select native plant materials, where appropriate, and avoid the use of invasive plant species.
- c) Select plant materials which are ecologically sound, appropriate for existing and future site conditions and suitable for all seasons.
- d) Maintain existing topography, vegetation, and grades, within the constraints of sound engineering practice and good planning as established by the Township.
- e) Use durable long-term construction materials, such as formed concrete or composite materials, designed for a natural setting where fencing is required.
- f) Install landscaped elements which provide structure, colour, and decoration, having regard to seasonal changes.
- g) Provide landscaping to screen and buffer parking areas, open storage, and other site service elements.
- h) Install plant material to soften building elevations, maintain a pedestrian scale and provide definition to public walkways and open spaces.
- i) Group trees and shrubs to frame building elevations and to add visual interest to blank facades and open spaces.
- j) Design new roads, buildings, and utility installations to, as far as possible, blend with the natural or existing built landscape.
- k) Provide landscaping at the street line which contributes to the continuity of, or improvement to, the landscaping between adjacent properties.
- l) Provide protection from excessive sun, precipitation, and cold winter winds, especially to outdoor areas where people congregate.
- m) Locate plant material in a manner which provides adequate sight lines for both motorists and pedestrians.
- n) Maintain unobstructed visibility to building entrances, key architectural features, and signage of public spaces.

- o) Incorporate drought resistant material in order to reduce long-term maintenance requirements and conserve water.
- p) Stabilize steep embankments through the use of soft and hard landscape material, such as retaining walls, ground cover and trees.

2.2.7.11 Provision of Public Art

- a) Public art offers a valuable opportunity for aesthetic enhancement. Accordingly, it shall be an objective of the Township to encourage a reasonable contribution of public art as a component of major residential, commercial, industrial, institutional, and public works projects.
- b) Public art can take a wide range of art forms. Building or landscaped elements such as fountains, decorative doorways, signage, architectural features, lobby or other public areas, design elements, murals, sculpture, or other graphic expressions composed of materials such as glass, metal, concrete, fabric, wood, etc., all are considered public art.
- c) The following principles may be utilized in determining the preferred setting/location for public art:
 - i. Public art should be integrated into the development site and conceived with the site's historical and future context in mind.
 - ii. Public art, wherever possible, should be sited at the most publicly accessible parts of the site.
 - iii. Public art should be sited in a manner which does not jeopardize other design objectives such as providing clear sight lines, barrier free access and personal safety and security.
 - iv. Public art should be constructed and placed in such a manner that it does not create a maintenance or aesthetic liability to the municipality.

2.3 Designations

2.3.1 Residential

2.3.1.1 Location

- a) Lands designated as Residential are identified on Schedules 'C' to 'K' of this Plan.

2.3.1.2 Permitted Uses

- a) Permitted uses are:

- i. Single detached, semi-detached, townhouse and small-scale apartment units in Settlement Areas;
- ii. Single detached, semi-detached, and small-scale townhouse units in Rural Settlement Areas;
- iii. Home occupations contained within the primary dwelling unit in accordance with the applicable provisions of the zoning by-law;
- iv. A bed and breakfast;
- v. Public and private nursing homes, senior citizen/retirement homes, group-homes, crisis centres and/or other forms of public housing; and,
- vi. Accessory dwellings in accordance with the relevant policies of this Plan.

2.3.1.3 Policies

- b) The development of higher density units will require appropriate municipal water and sewage servicing capacity to accommodate the increased servicing needs. Higher density infilling will be limited by the availability of a municipal sewage facility. Until such time as such a facility is provided, infilling will be limited to single family detached dwellings and accessory dwellings where private servicing is adequate to support the use.
- c) All development shall comply with the community form and design policies set out in the Plan. Future residential development shall be of a character in keeping with the small- town atmosphere and, where deemed relevant, historical character of the host urban community. While the select location of higher density, multiple-residential uses is to be encouraged as a means of ensuring a varied and affordable housing supply, it is the broad intent of this Official Plan to maintain each community's historical/rural character by, as much as possible, ensuring proposed development is compatible with the existing urban form, including the predominance of single detached dwellings.
- d) Public and private nursing homes, senior citizen/retirement homes, group-homes, crisis centres and/or other forms of public housing generally shall have access to arterial or collector roads and be located in close proximity to community facilities such as recreational centers, parks and commercial outlets.
- e) The establishment of a home occupation within a private residence shall occur in a manner which does not alter the residential character and amenity of the neighbourhood and may be subject to site plan control.
- f) Residential development, through the subdivision/condominium approval process, may be phased, at Council's discretion, in accordance with the availability and/or

provision of services, housing needs, community impact and other considerations deemed appropriate by Council.

- g) Low Density Residential is defined as single-detached, linked semi-detached, semi-detached and duplex dwellings and group homes. New low-density residential development shall occur in accordance with the following:
- i. The density of permitted development shall be established in the Zoning By-law based on the individual planning circumstances in the Township's settlement areas (e.g. available servicing/community aesthetics). Generally, however, when on full municipal services, development shall not exceed 12 dwelling units per gross hectare (5 units per gross acre) for single-detached dwellings, and 15 dwelling units per gross hectare (6 units per gross acre) for semi-detached, linked semi-detached and duplex dwelling units.
 - ii. Low density residential development shall wherever possible, front on local roads rather than on collector or arterial roads.
 - iii. Adequate off-street parking shall be provided for all permitted uses.
- h) Medium Density Residential is defined as triplexes, fourplexes, townhouses, and low-rise apartment buildings not exceeding three stories in height, and includes public and private nursing homes and senior citizen/retirement homes, crisis centres and group-homes. Generally new medium density residential development shall be restricted to the Township's Settlement Areas and shall occur in accordance with the following:
- i. The density of development shall be established in the implementing Zoning By-law based on the individual planning circumstances of the host urban settlement area (e.g. available servicing/community aesthetics). Generally, however, when on full municipal services, development shall not exceed 50 dwelling units per gross hectare (20 units per gross acre).
 - ii. Wherever possible, access to townhouses and apartments shall be from privately owned and maintained service driveways emptying onto collector and arterial roads. Triplexes and double duplexes may be permitted on local roads provided Council is satisfied such development will not significantly increase traffic volumes or safety.
 - iii. Medium density residential development shall be encouraged to locate in proximity to community facilities such as parks, schools, commercial and recreational facilities.
 - iv. Adequate off-street parking shall be provided for all permitted uses.
 - v. Adequate buffering shall be provided between medium density residential areas and lower density residential areas and/or non-residential uses. Such buffering may include the provision of grass strips, screening, the planting of

trees and shrubs or the location of a berm or fence of sufficient height to provide privacy.

- vi. The scale and design of a medium density residential development, in respect to such matters as building height, setbacks, landscaping and vehicular circulation, should maintain consistency, and be compatible with the surrounding residential area.
- vii. It is the intent of this Plan that medium density residential development generally be encouraged to locate in newly developing areas rather than in the midst of established low-density neighbourhoods. This, however, does not preclude the location of multiple- residential uses in established residential areas with appropriate justification.
- i) All residential development of more than three lots shall occur by plan of subdivision.
- j) Regulations governing the size and scale of home occupations, as well as permitted staffing, shall be established in the implementing Zoning By-law. In no case shall open storage be permitted in conjunction with a home occupation. A home occupation use may also be subject to site plan control.
- k) Applications to permit the expansion/enlargement of a home occupation beyond the small-scale commercial intent of this Official Plan shall only be permitted by amendment to this Plan and/or the implementing Zoning By-law as per the commercial policies.
- l) Neighbourhood commercial uses providing for the sale of convenience goods and services to meet the daily living needs of residents in the adjacent residential area may be permitted, by amendment to the Zoning By-law, in areas designated for Residential use, and in accordance with all relevant policies of the Official Plan, and with the following criteria:
 - i. Permitted uses shall be limited to small-scale retail and service commercial uses such as variety stores, personal service shops and other convenience commercial outlets. No outside storage of goods and materials shall be permitted, and no individual commercial use shall encompass more than 200 square metres (2152 square feet).
 - ii. Neighbourhood commercial development proposals will be evaluated on the basis of site size, access suitability, the adequacy of off-street parking, site design (lighting/landscaping/ signage/visual aesthetics), the proximity of other commercial facilities and location.
 - iii. Neighbourhood commercial uses generally shall be located at intersections of arterial or collector roads with local roads, serve a radius within a reasonable walking distance, and avoid overlapping the service areas of other neighbourhood commercial facilities.

2.3.2 Commercial

2.3.2.1 Location

- a) Lands designated as Institutional Uses are identified on Schedules 'of this Plan.

2.3.2.2 Permitted Uses

- a) Permitted uses shall include:

- i. A bank;
- ii. A banquet hall;
- iii. A building supply outlet;
- iv. A business or professional office;
- v. A private club or assembly hall;
- vi. A clinic;
- vii. An eating establishment;
- viii. A hotel, motel, or boarding house;
- ix. A motor vehicle sales and service establishment;
- x. A parking garage, structure, or lot;
- xi. A retail store
- xii. A service or repair shop
- xiii. A service station;
- xiv. A telephone station;
- xv. A telephone exchange;
- xvi. An undertaking establishment;
- xvii. A public garage;
- xviii. A dwelling unit;
- xix. A post office.

- b) Other commercial uses found appropriate to locate within a Settlement Area or Rural Settlement Area or in the Rural designation may be permitted through an amendment to the Zoning By-law.

2.3.2.3 Policies

- a) Major forms of new commercial development are to be directed toward the Township's Settlement Areas which are, or will be, equipped with the servicing infrastructure needed to efficiently accommodate intensive development, and are to be the focus of the Township's future residential growth.
- b) A limited amount of additional commercial growth is to be permitted in Rural Settlement Areas through infilling and/or the minor expansion of established commercial districts.
- c) Similarly, a modest amount of commercial development is to be permitted in the Township's rural areas through the establishment of rural business parks and/or by site-specific amendment to this Official Plan and the implementing Zoning By-law to permit agriculturally-related commercial uses (e.g., feed mills/farm implement

dealers), and select highway commercial development oriented toward the needs of the traveling public (e.g., eating establishments/tourist accommodation)

- d) It is the intent of this Official Plan to encourage the expansion of the municipality's existing commercial base as a means of addressing the commercial needs of the Township's residents and optimizing tourist/recreational opportunities.
- e) It is also the intent of this Plan that commercial activity be strategically located so as to facilitate improvements to the commercial cores of Settlement Areas, particularly Everett, while maintaining the historical, small-town character of established residential neighbourhoods.
- f) The maintenance and improvement of the commercial areas of the Township's communities is a primary objective of this Official Plan. Accordingly, Council shall require compliance with all relevant policies of this Plan and shall specifically be guided by following principles in the consideration development applications:
 - i. Commercial areas should remain as compact as possible in order to facilitate easy pedestrian access to stores and facilities.
 - ii. Any plans to rehabilitate commercial core areas and new commercial development should endeavour to maintain the historical built form, particularly as it relates to the scale of development and building materials.
 - iii. On-site parking requirements for commercial development in commercial core areas may be satisfied through communal, municipal, or privately-owned parking areas located either in conjunction with a specific commercial use or elsewhere in the core. Cash-in-lieu of parking agreements also may be entered into.
 - iv. Aesthetic improvements to commercial areas and aesthetic considerations for new commercial development may include the coordination of signage, fascias, lighting and landscaping, the acquisition of centralized communal parking areas, the use of small spaces for amenities such as street furniture, planters or public art. Consideration also may be given to linking individual uses through a united design theme.
- g) Commercial development which has the primary objective of serving the local community, as well as the rural area of the Township, will be permitted and will generally be subject to site plan control.
- h) Industrial development is generally not permitted in the Settlement Areas and Rural Settlement Areas. Small scale craft operations, service shops or storage facilities will therefore be considered on the same basis as the Commercial land uses noted above and may be permitted by an amendment to the Zoning By-law.
- i) Before an amendment is made to this Official Plan and/or before an amendment is made to the implementing Zoning By-law (which may or may not require an amendment to this Official Plan) and prior to site plan approval, it shall be

demonstrated, where necessary through the preparation of appropriate technical/engineering studies:

- i. that no undue transportation difficulties will ensue from traffic generated by the proposed development;
- ii. that the proposed method of servicing is in accordance with the engineering standards of the Township and/or other responsible approval authority;
- iii. that the form of development is appropriate in relation to the surrounding area, the heritage objectives of the host community, the commercial needs/objectives of the Township; and,
- iv. that the proposed off-street parking and loading facilities, setbacks, and proposed buffering from adjacent residential development, comply with the standards of the implementing Zoning By-law.

2.4.3 Employment

2.4.3.1 Location

Lands designated as Employment Lands are identified on Schedules 'A' to 'K' of this Plan.

2.4.3.2 Permitted Uses

Permitted uses are as follows

- a) Light industrial uses appropriate to available servicing, within enclosed buildings which may include manufacturing, processing, fabricating and assembly of materials, warehousing, servicing, repair, storage, and distribution;
- b) Uses appropriate to the available servicing which accommodates industrial, wholesale, office, service establishments and uses existing at the date of approval of this Plan;
- c) Uses which are considered complimentary or supportive of the Employment Land uses, appropriate to available servicing may also be considered such as recreational facilities, restaurants or catering facilities, business-related retail, and appropriate highway commercial uses; and
- d) Secondary uses which are complementary to the light industrial uses such as public uses and open space areas.
- e) Heavy industrial uses, salvage or wrecking yards, slaughter houses, or industrial uses which generate extensive heavy truck traffic or extensive outdoor storage are not permitted uses.

2.3.3.3 Policies

- a) The goal of the Employment Lands designation is to provide for environmentally sound and sustainable commercial/industrial development within appropriate locations throughout the Municipality to create opportunities for a diversified economic base which supports and enhances employment opportunities.

- b) Any redesignations for Employment Lands will require an Amendment to this Plan and be subject to the policies of this Plan.
- c) New Employment Land uses will be permitted by plan of subdivision, consent on existing lots or infill lots in accordance regulations established in the Zoning By-law and if not appropriately zoned for the proposed commercial and/or industrial land uses, will require a zoning by-law amendment and site plan control. New zoning by-law amendments may be subject to conditions which may include the regulating of the size of the proposed uses.
- d) Generally, no outdoor storage of material or inventory shall be permitted within the front or side yards of developments, however the requirements of the specific zone provision(s) shall apply to open storage of goods and materials. All outside storage shall be visually screened using a combination of berming, opaque fencing and/or effective landscape treatment.
- e) All developments in the Employment Lands shall be serviced with private on-site sewage disposal and potable water facilities unless full municipal services have been provided by the Township. Developers will be encouraged to site buildings in such a manner so as to permit future infill should full municipal servicing be installed at a later time. Limited infilling and creation of new lots for commercial and/or industrial development, may be permitted provided the site can provide adequate servicing and access.
- f) Strip development will be discouraged on Provincial and County Roads through control of entrances, placement of berms and landscaping.
- g) Prior to the approval of any site development within the Employment Lands of the Municipality, the proponent shall be required to demonstrate through the creation of a functional servicing study to the satisfaction of the Township, which examines the ability of the site to support the proposed development as it relates to the following:
 - i. stormwater management controls for both quantity and quality considerations; hydrogeological studies
 - ii. potable water supplies;
 - iii. sewage treatment options;
 - iv. a Market Study if the size of any single use structure proposed within the Commercial or Industrial land uses is greater than 35,000 gross ft² (3252 m²) in area; and
 - v. a traffic impact study as it relates to the proposed development.
- h) No new private entrances will be permitted from Highway 89 or County Road 50 without written consent by the appropriate approval authorities. The creation/upgrade of new commercial entrances and/or the upgrading of existing residential or farm entrances to commercial standards will need to be supported by

a Traffic Impact Study and be subject to review and approval of MTO and the County of Simcoe at current MTO or County standards.

- i) New service roads or access from intersecting public roads may be appropriate but subject to a Traffic Impact Study (TIS) to the satisfaction of the Township and approval authorities. The TIS will have regard to spacing requirements between intersections according to MTO, County and Township standards. Joint accesses for adjacent lots may be considered to provide safe access to properties.
- j) In assessing an application for light industrial or commercial development, consideration will be given to the following
 - i. Access to be from an internal paved road;
 - ii. Adequate access, off street parking and loading facilities to be provided;
 - iii. Adequate landscape buffering and setbacks, appropriate lighting, external design, and signs to minimize conflict with other uses;
 - iv. Fencing shall be required where necessary to ensure safety and screening;
 - v. Green infrastructure; and,
 - vi. Developments are encouraged to provide suitable design standards, site layout and landscaping in order to contribute to an attractive light industrial and commercial development.
- k) All new Employment Lands development will be subject to Site Plan Control as per the requirements of this Plan.
- l) All proposed developments may at the Township's discretion, require detailed study of and mitigation measures for stormwater management to meet the drainage objectives established by the latest Township policy and appropriate agency standards.
- m) Environmental protection of on-site natural features shall be dealt with through site specific studies outlining current conditions and limiting factors that might prohibit development, to the satisfaction of the Township and Conservation Authority.
- n) The Township, in its review of supporting studies and/or documents, may retain peer review consultants, at the applicant's expense, in order to fully assess the completeness, accuracy and acceptability of the supporting studies.
- o) All new commercial and/or industrial development and applications for expansions of existing commercial and/or industrial development that are proposed adjacent to an existing residential land use shall be subject to landscape screening and/or fencing as per the requirements of the specific zone provision(s) for the proposed commercial and/or industrial land use(s).
- p) All storage and disposal of industrial wastes and all emissions to the environment including dust, noise and vibration must satisfy the requirements of the Ministry of the Environment and the Township of Adjala-Tosorontio.

DRAFT

3. Preserve

3.1 Approach

- a) The Township is committed to safeguarding natural resources and encouraging sustainable growth through its "Environmental Sustainability" pillar in Strategic plan. This includes the protection of farmland and watercourses, the creation of a sustainable community plan, and the implementation of nature-inspired playground designs. By prioritizing environmental conservation and responsible development, the community aims to ensure a healthy, preserved natural environment for future generations.

3.2 Objectives

- a) Township is committed to safeguarding natural resources and encouraging sustainable growth through its "Environmental Sustainability" pillar in Strategic plan. This includes the protection of farmland and watercourses, the creation of a sustainable community plan, and the implementation of nature-inspired playground designs. By prioritizing environmental conservation and responsible development, the community aims to ensure a healthy, preserved natural environment for future generations. To protect prime agricultural areas for long-term use for agriculture and support a diversified rural economy.
- b) To prioritise specialty crop areas, and Canada Land Inventory Class 1, 2, and 3 lands for protection, in that order of priority for protection.
- c) To protect and enhance the rural and agricultural character of the Township.

1.3 Agricultural Designation

3.3.1 Location

- a) Lands designated as Agricultural are identified on Schedule 'A' of this Plan.
- b) Lands designated Agricultural generally include prime agricultural areas, including areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.
- c) The boundaries between the Agricultural and Rural designations on Schedule 'A' tend to follow property lines and defined natural and man-made features. As such, there are instances where the actual boundary between prime agricultural lands and other lands is approximate. The boundary between the Agricultural and Rural designations may be adjusted so that the lands may develop in accordance with the

Rural policies of this Plan without an Official Plan Amendment where an agricultural assessment prepared to the satisfaction of the Township indicates that the lands do not qualify as agricultural in accordance with the objectives, policies, and intent of this Plan.

3.3.2 Principles

- a) Agricultural land use planning is vital to the economic, social, and environmental sustainability of Ontario. Rural and agricultural communities provide a high quality of life and support Ontario's economy. The agricultural and rural character of the Township – which is characterized by an open, natural, and agricultural landscape rather than one dominated by human-made structures and landscaping – is highly valued by the community. Building upon this rural and agricultural character supports a healthy, integrated, and viable rural area.
- b) The Township's Agricultural area is an area in which the predominant goal is the need to protect the prime agricultural land base. The natural, open countryside is maintained by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. The long-term preservation and maintenance of the prime agricultural areas in the Township is a basic principle of this Plan and is a matter of Provincial interest.

3.3.3 Permitted Uses

- a) In Agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operation subject to all the applicable policies of this Plan, and agricultural produce sales outlets generally marketing production from the local area.
- b) The following additional uses are permitted:
 - i. a single detached residential dwelling;
 - ii. a secondary accessory dwelling in an existing single detached dwelling may be established in accordance with **policy 3.2.1**.
 - iii. a detached accessory dwelling may be established in accordance with **policy 3.2.1**.
 - iv. temporary farm help accommodation.
- c) For the purposes of the Official Plan agricultural uses include:
 - i. the growing of crops, including nursery, biomass, and horticultural crops;
 - ii. raising of livestock;
 - iii. raising of other animals for food, fur, or fibre, including poultry and fish;

- iv. aquaculture;
 - v. apiaries;
 - vi. agro-forestry;
 - vii. maple syrup production; and
 - viii. associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- d) For the purposes of the Official Plan agriculture-related uses are those commercial and 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.
- e) For the purposes of the Official Plan on-farm diversified uses 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:
- i. home occupations,
 - ii. home industries,
 - iii. bed and breakfasts and agri-tourism uses, and
 - iv. uses that produce value-added agricultural products

3.3.4 Development Policies

- a) Specialty crop areas are given the highest priority for protection followed by Classes 1, 2 and 3 soils and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.
- b) Farmers are encouraged to employ sound farm practices in their farm operations. Council shall support the farmers' "right-to-farm" in dealing with any complaints made by neighbours related to noise, odour, dust, light, vibration, smoke, or flies if normal farm practices are used, as described under the Farming and Food Protection Act, S.O. 1998.
- c) Development in prime agricultural areas shall wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.
- d) Where agricultural uses and non-agricultural uses interface, land use compatibility will be promoted to avoid or minimize and, to the extent feasible, mitigate impacts on the agricultural system.
- e) The geographic continuity of the agricultural land base and the functional and economic connections to the agricultural support network will be maintained and enhanced.

- f) The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non- agricultural uses is discouraged.
- g) The Township is encouraged to implement strategies and other approaches to sustain and enhance the agricultural system and the long-term economic prosperity and viability of the agri-food sector, including the maintenance and improvement of the agricultural support network by:
 - i. providing opportunities to support local food, urban and near-urban agriculture, and promoting the sustainability of agricultural, agri-food and agri-product businesses through protecting agricultural resources and minimizing land use conflicts;
 - ii. considering the agricultural support network in planning decisions to protect or enhance critical agricultural assets. Where negative impacts on the agricultural system are unavoidable, they will be assessed and mitigated to the extent feasible;
 - iii. undertaking long-term planning for agriculture, integrating agricultural economic development, infrastructure, goods movement, and freight considerations with land use planning;
 - iv. preparing regional agri-food strategies or establishing or consulting with agricultural advisory committees or liaison officers; and
 - v. maintaining, improving, and providing opportunities for agriculture-supportive infrastructure both on and off farms.
- h) Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out by the Township, which achieve the same objectives.
- i) In Agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with Provincial standards.
- j) New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.
- k) Lot creation in Agricultural areas is discouraged and may only be permitted for:
 - i. agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - ii. agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate wastewater and water services;

- iii. a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate wastewater and water services; and
 - 2. new residential dwellings are prohibited on any remnant parcel of farmland created by the severance through establishment of restrictive zoning and registration of an agreement; and
 - iv. infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- l) Lot adjustments in Agricultural areas may be permitted for legal or technical reasons.
- m) Lot creation in Agricultural areas will not be permitted where the new lot will have adverse effects on agricultural operations or environmentally sensitive features.

1.4 Rural Designation

3.4.1 Location

Lands designated as Rural are identified on Schedule 'A' of this Plan.

3.4.2 Principles

The preservation and promotion of the agricultural and rural character of the Township and maintenance of agricultural lands and the open countryside are basic principles applicable to all development in the rural designation.

3.4.3 Permitted Uses

Uses permitted in the Rural designation shall include:

- i. Uses permitted in the Agricultural designation;
- ii. A single detached residential dwelling;
- iii. A secondary accessory dwelling in an existing single detached dwelling subject to the provision of adequate water and sewage treatment facilities;
- iv. A detached accessory dwelling may be established subject to the provision of adequate water and sewage treatment facilities;
- v. Country recreational facilities with the exception of gun clubs which permit outdoor or indoor firing ranges;
- vi. Small scale commercial and industrial uses as further set out in this Plan;
- vii. Existing trailer camps;
- viii. Bed and breakfast establishments and rooming or boarding houses;
- ix. Home occupation totally within a dwelling;
- x. Home industries in separate buildings;
- xi. Animal hospitals, veterinary offices and dog kennels;

- xii. Aggregate developments in accordance with all relevant policies of this Plan; and
 - xiii. Natural heritage conservation and forestry.
- a) Existing non-residential uses on lots in the rural designation may also be recognized as permitted uses in the zoning by-law provided the general intent of this Plan is maintained.

3.4.4 Development Policies

- a) The designation generally includes all lands in the Township that do not satisfy the criteria established to identify agricultural lands; are not within any of the Settlement Areas or Rural Settlement Areas; and are not otherwise designated.
- b) Agricultural uses are recognized, encouraged and protected as a major land use in the rural designation.
- c) The dominant consideration in addressing development proposals in the rural designation will be the impact on the rural character of the Township and on surrounding agricultural operations. Preservation of the open, natural appearance of the countryside will be a priority. To achieve this, a traditional dispersed development pattern will be encouraged. When residential severances are proposed, the zoning amendment process, and site plan control process may be used to ensure that the development is in keeping with the rural character.
- d) Small scale home businesses are expected to occur as home occupations. Such uses may be recognized where they would be at a scale consistent with existing uses, and where there would be no nuisance effects on surrounding properties, no significant environmental effects, and no significant increase in traffic generation. Site plan control may be used in cases where any development of this type is approved by Council.
- e) Small scale commercial and industrial uses must occur through an amendment to the implementing by-law and meet one of the following criteria:
 - i. The use is for the primary processing of land related resources found on the site or in close proximity to the site;
 - ii. The use is incompatible in the proximity of other industrial uses; and,
 - iii. The use has large land requirements that cannot be satisfied in existing industrial/business park areas or through infill opportunities or expansion.
- f) Generally, small scale commercial or industrial businesses should be:
 - iv. encouraged to locate on lands which have a low potential for agricultural production;

- v. limited to sites served by roads capable of handling the traffic generated by such uses;
 - vi. grouped or concentrated in one area to minimize any impacts rather than as stand-alone uses.
- g) Notwithstanding a) to c) above, small scale commercial and light industrial uses may be developed as individual uses on separate lots only where a rationale is presented to Council which justifies why the proposed uses cannot meet the criteria noted in a) to c) above, due to the particular nature and requirements of the proposed uses for site size, location, configuration, or other specific matters

Such uses must also:

- i. Generate minimal truck traffic or be in the proximity of an arterial road;
 - ii. Have sewer and water service needs suitable for individual services;
 - iii. Have a small number of employees;
 - iv. Not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and,
 - v. Except for agriculturally related industries and secondary uses, not be located in prime agricultural areas.
- h) Applicants shall also prove to the municipality that issues related to site hydrogeology, storm water management and spill containment can be satisfactorily addressed prior to adoption.
- i) Such uses may be recognized where they would be at a scale consistent with existing uses, and where there would be no nuisance effects on surrounding properties, no significant environmental effects, and no significant increase in traffic generation. Site plan control may be used in cases where any development of this type is approved by Council.
- j) Minor institutional uses existing or proposed in the rural designation are subject to the following conditions:
- i. Existing institutional uses will be reviewed by Council to determine if rezoning or site plan control measures are required to minimize or control impacts on the environment or the surrounding community; and
 - ii. New institutional uses will require an official plan amendment, site specific zoning amendment and site plan control. A report must be provided with the application which addresses any potential impact on the neighbouring properties and if necessary indicate how the impact will be mitigated.
- k) The provisions of the Guide to Agricultural Land Use and Minimum Distance Separation Formula apply to any development in the rural designation. All lots of

record as of July 16, 2007 are exempt from complying with the requirements of Minimum Distance Separation Formula I.

- l) Lot creation in the rural designation is permitted only by consent and when located on an existing year round maintained municipal road.

Development that extends the municipal road system will be discouraged. However, internal roads within a subdivision development may be considered where the topography, vegetation, soil type, drainage characteristics and property shape are such that a subdivision would be more in keeping with the rural development principles of this Plan than would linear development along the existing road network. In such cases, lot sizes would be determined in accordance with Section 6.

The following criteria for lot creation apply:

- i. Lot frontages will not be less than 30 metres or lot areas for residential uses less than 0.4 hectares or more than 1 hectare.
 - ii. Under certain circumstances larger lots may be suitable because of environmental constraints, servicing purposes or design considerations;
 - iii. Lots shall not be created on or within 200m of lands designated to permit extraction and shall be subject to an assessment of land use compatibility if within 1000m of lands designated to permit extraction;
 - iv. A lot may only be created if it complies with the Minimum Distance Separation Formula;
 - v. A maximum of 2 additional lots (including severed and retained parcels) may be created on a parcel of land as it existed on October 28, 1999.
 - vi. Severance from each other of two or more rural lots that have merged in title is permitted. The severance shall follow the original lot lines or original half lot lines.
 - vii. Infill lots may be considered.
 - viii. A severance to create infrastructure where the facility or corridor cannot be accommodated through the use of easements or rights-of-way is permitted.
 - ix. A severance as may be required for development related to the management of resources and resource-based recreational activities which cannot be located in settlement areas is permitted.
- m) Severances for boundary line adjustments may be permitted for legal or technical reasons including easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

- n) Variable setbacks, rights-of-way, limits to building heights or building envelopes may be required or permitted by amendment to the implementing by-law in order to further the rural community design principles of this Plan.
- o) Lot creation by consent should incorporate the following design considerations:
 - i. The lots will maintain the character of the area in which they are being developed;
 - ii. Lots shall have only one driveway access;
 - iii. The physical features of the property will be maintained and major earth moving projects will be discouraged;
 - iv. specific measures may be required to protect the natural heritage features on or in the vicinity of the site;
 - v. The lots shall have sufficient area to accommodate on-site sewage disposal facilities and potable water supply;
 - vi. New lots should not create a traffic hazard; and
 - vii. New lots shall not constitute strip development as defined in the County of Simcoe Official Plan;
 - viii. Agreements contemplated by Section 51(26) of the Planning Act, RSO 1990, may be used in severance applications to ensure compliance with conditions of approval.
- p) Site plan control may be used in severance applications to ensure compliance with detailed siting issues raised by Provincial Ministries, County of Simcoe, Council or other commenting agencies.

1.5 Estate Residential

3.5.1 Location

Lands designated as Estate Residential are identified on Schedule 'A' of this Plan.

3.5.2 Principles

To protect the rural character of the Township, existing Estate Residential shall continue; however, no new estate residential development is contemplated by this Plan.

3.5.3 Permitted Uses

Permitted uses shall be limited to:

- i. single detached dwellings; and
- ii. accessory second dwelling units and accessory structures subject to the provision of adequate water and sewage treatment facilities.

3.5.4 Development Policies

- a) The Estate Residential Area designation recognizes existing estate residential development in the Township.

- b) No new Estate Residential areas shall be permitted.
- c) New accessory structures shall not exceed the size of the primary dwelling on the lot.

DRAFT

2. Protect

2.3.1 Approach

This Plan seeks to protect natural heritage features as well as other valuable resources such as aggregate resources and Cultural Heritage while also protecting people and structures from natural and human made hazards.

4.3.2 Objectives

- a) Develop a sustainable community development plan including consideration of walkable, bikeable, defined natural resources, tree canopy and gravel pit restoration.
- b) Review Development Charges study and agreements with gravel pit operators and enhance all municipal agreements
- c) Develop a sustainable community development plan including consideration of walkable, bikeable, defined natural resources, tree canopy and gravel pit restoration.
- d) To maintain, restore, or where possible, improve the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- e) To recognize the various functions performed by the natural environment that benefit ecological and human health and that these functions improve the overall quality of life for residents. This includes maintaining the long-term ecological function and biodiversity of the Natural Heritage System by utilizing an ecosystem function approach to planning that protects, restores and, where possible, enhances natural features and their functions.
- f) To conserve and promote significant built heritage resources and significant cultural heritage landscapes.
- g) To protect natural heritage features and their ecological functions for the long term.
- h) To direct development away from hazardous lands.
- i) To identify and protect mineral aggregate resources for long term use.
- j) To ensure availability of mineral aggregate resources as close to markets as possible.
- k) To ensure that aggregate extraction is undertaken in a manner which minimizes social, economic, and environmental impacts
- l) To protect mineral aggregate operations from development and activities that would preclude or hinder their expansion or continued use.

- m) To ensure that progressive and final rehabilitation in accordance with the Aggregate Resources Act will: accommodate subsequent land uses, promote land use compatibility, recognize the interim nature of extraction, and mitigate negative impacts to the extent possible.

4.3.4 Greenland Designation

4.3.4.1 Location

Lands designated as Greenland are identified on Schedule 'K' of this Plan and include natural heritage features and areas, wherever they occur, including:

- i. habitat of endangered species and threatened species;
- ii. wetlands;
- iii. significant woodlands;
- iv. significant valleylands;
- v. significant wildlife habitat;
- vi. significant Areas of natural and scientific interest (ANSIs);
- vii. fish habitat; and,
- viii. linkage areas.

The mapping of the designation is approximate and does not fully reflect specific features such as habitat of endangered species and threatened species, or new or more accurate information identifying natural heritage features and areas. Any minor adjustment to the designation as determined through more detailed mapping, field surveys, the results of an environmental impact study, or information received from the Ministry of Natural Resources and Forestry or conservation authorities will not require an amendment to this Plan

4.3.4.2 Permitted Uses

Permitted uses include:

- a) natural heritage conservation;
- b) forestry utilizing good forestry practices;
- c) low-intensity recreational uses; and,
- d) existing agricultural uses, agriculture-related uses, and on-farm diversified uses, and normal farm practices are permitted, subject to all other relevant the policies of this Plan

4.3.4.3 Development Policies – General

- a) Natural features and areas shall be protected for the long term.

- b) All uses in the Greenland designation and within 120m of the boundaries of the designation shall conform to the applicable policies of this Official Plan.

4.3.4.4 Development Policies – General

- a) Future threat land uses that are prohibited will be treated and managed as existing threat land uses even though those land uses will commence after the Source Protection Plan comes into effect only where:
- b) A drinking water threat land use that is related to a development proposal where a complete application was made under the Planning Act or Condominium Act prior to the day the Source Protection Plan came into effect. This policy also applies to any further applications required under the Planning Act, Condominium Act, or prescribed instruments to implement the development proposal;
- c) A drinking water threat land use that is related to an application for a Building Permit, which has been submitted in compliance with Division C 1.3.1.3 (5) of the Ontario Building Code Act prior to the day the Source Protection Plan came into effect; or,
- d) A drinking water threat land use that is related to an application made for the issuance or amendment of a prescribed instrument prior to the day the Source Protection Plan came into effect.

4.3.4.5 Development Policies – Watershed Planning

- a) The Township will work with the County, other municipalities, Conservation Authorities, Source Protection Authorities, and other Provincial agencies as appropriate watershed planning and the development of subwatershed plans, to provide for a comprehensive, integrated, and long-term approach for the protection, improvement or restoration of the quality and quantity of water within a watershed. This may include the determination of cumulative flooding risks and impacts and the determination of a river system's capacity to assimilate effluent from point and non-point sources.
- b) Building on watershed planning, the Township is required to identify water resource systems, and apply the appropriate designations and policies in the Township Official Plan to provide for the long-term protection of key hydrologic features, key hydrologic areas, and their functions. The Township's water resource system will comprise key hydrologic features and key hydrologic areas, as identified in **Schedule P**.
- c) The Township will consider the Great Lakes Strategy, the targets, and goals of the Great Lakes Protection Act, 2015, and any applicable Great Lakes agreements as part of watershed planning initiatives.

- e) Decisions on allocation of growth and planning for water, wastewater and stormwater infrastructure will be informed by watershed planning. Decisions on settlement area boundary expansions and secondary plans for designated greenfield areas will be informed by a subwatershed plan or equivalent. Proposals for major growth and major development shall be reviewed on a watershed management basis where applicable and appropriate to ensure the watershed is maintained in an environmentally sustainable fashion.
- f) Development in the Township shall occur in a manner that will protect human life and property from water related hazards such as flooding and erosion. Flood plain management shall occur on a watershed management basis giving due consideration to the upstream, downstream, and cumulative effects of development.
- g) Aquifers, headwater areas, and recharge and discharge areas shall be identified and protected through the development and subdivision approval process. Development shall generally be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods.
- h) Where a development proposal includes new stormwater management facilities in a vulnerable area, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application to ensure the design minimizes the risk of contaminating drinking water and directs the discharge of stormwater to lands outside the vulnerable area, where it would be a significant drinking water threat.
- i) Site plan control shall be utilized to manage the design and discharge of stormwater management facilities in vulnerable areas.
- j) Where services and reserve wastewater system capacity exist, the Township may consider enacting bylaws to require mandatory connection to existing municipal wastewater services in vulnerable areas where individual on-site wastewater services are a significant drinking water threat.
- k) New private wastewater services or municipal wastewater services that would be a significant drinking water threat shall be located outside of vulnerable areas, where possible.
- l) Where a development proposal includes new private wastewater services or municipal wastewater services in a vulnerable area, a Master Servicing Study/Servicing Options Report shall be required as part of a complete application.
- m) In vulnerable areas where a future individual on-site wastewater service would be a significant drinking water threat, new development including lot creation, based on individual on-site wastewater services may be permitted, only where the lot size for

the proposed development is based on the most current version of Ministry of the Environment and Climate Change (MOECC) guidelines for individual on-site servicing. Lots of record that exist on the effective date of the South Georgian Bay Lake Simcoe Source Protection Plan, or the CTC Source Protection Plan, as applicable, are exempted.

- n) The Township shall ensure that stormwater management practices match pre development stormwater flow rates and where possible, minimize flow rates, minimize containment loads, and where feasible maintain or increase the extent of vegetative and pervious surfaces.

4.3.4.3 Development Policies – Water Quality and Quantity

- a) Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved, or restored. This will be demonstrated through a Risk Assessment Study for Ground and Surface Water where applicable.
- b) The Township shall protect, improve, or restore the quality and quantity of water by maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features;
- c) The Township shall protect, improve, or restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to:
- d) protect all municipal drinking water supplies and designated vulnerable areas; and
- e) protect, improve, or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions.
- f) Such restrictions may be imposed through implementing by-laws and conditions of development approvals
- g) The Township shall protect, improve, or restore the quality and quantity of water by planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality.
- o) The Township shall protect, improve, or restore the quality and quantity of water by ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- p) Development and site alteration shall be restricted in or near sensitive ground water features such that these features and their related hydrologic functions will be protected, improved, or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve, or restore

sensitive surface water features, sensitive ground water features, and their hydrologic functions.

- q) Significant Groundwater Recharge Areas may be considered when evaluating major development applications to ensure groundwater recharge is not detrimentally affected through impervious surfaces.

4.3.5 Oak Ridges Moraine Plan Area

4.3.4.1 Location

Schedule XX identifies the location of hazard features as an overlay to all of the other land use maps. Lands identified in this designation include lands within the regulated areas set out under the Conservation Authorities Act

4.3.4.2 Principles

- a) Moraines are glacially-formed accumulations of soil and debris which are deposited through glacial processes, such as the recession of a glacier.
- b) The Oak Ridges Moraine (ORM) is one of Ontario's most significant landforms. It covers an area of approximately 1,900 km² and stretches 160 km from the Niagara Escarpment in the west to the Trent River in the east, running parallel to Lake Ontario. The ORM has unique ecological, geological, and hydrological features and functions including woodlands, streams, and wetlands. It contains important aquifers that supply drinking water to our communities and feed surface and ground water systems. As such, protection of this unique natural feature and its critical ecological and hydrological functions is a priority for land use planning in the ORM.
- c) The Oak Ridges Moraine Conservation Act, 2001 provided for the establishment of the Oak Ridges Moraine Conservation Plan (ORMCP) through O. Reg. 140/02. All Township planning decisions must conform with Provincial land use plans.
- d) The Province's vision for the ORM remains unchanged, which is that of "a continuous band of green rolling hills that provides form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well-being of the region's residents and ecosystems". The ORMCP is within the Greenbelt Plan area, although ORMCP policies are more protective of the environment and human health, so they supersede Greenbelt Plan policies. Protecting, maintaining, and improving natural heritage features and functions, and hydrologic features and functions is an important objective for all Provincial land use plans.
- e) Except changes to map Schedule 'B' or the land use policies of this section, shall require an amendment to this Official Plan and the ORMCP, and the approval of the County of Simcoe and Township, and may require an amendment to any implementing by-law which may be in effect.

- f) All areas within the ORMCP boundary classification on Schedule 'B' may be designated, by by-law, as site plan control areas. Policies concerning site plan control in this Plan shall apply.
- g) Policies found in other sections of this Plan also apply unless they conflict with the policies of Section 8 and the ORMCP in which case the policies of Section 8 and the ORMCP shall prevail.

4.3.4.3 Designations and Permitted Uses

The outer boundary of the ORMCP is fixed and inflexible. It can only be changed by an amendment to the ORMCP and this Official Plan. It is formed by a combination of such features as roads, railways, electric transmission lines, municipal and property boundaries, lot lines, rivers, and topographic features. The internal boundaries between designations within the ORMCP, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries are not intended to be site-specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done on a case-by-case basis through the application of the designation criteria for each classification, utilizing the most detailed or up-to-date information available, and site inspections. Such designation boundary interpretations will not require an amendment to this Official Plan.

Land uses within those parts of the ORM situated within the Township shall be developed in accordance with the land use designations on Schedule 'B'. These designations and associated land use and development policies shall provide the basis for future development within areas forming part of the ORM and guidance in the consideration of development proposals.

The Designations include the following:

- i. Natural Core Area
- ii. Natural Linkage Area
- iii. Countryside Area
- iv. Rural Settlement Area

4.3.4.4 Development Policies

Development within areas subject to the ORM shall be contingent upon compliance with the implementing by-law. Permitted development must conform to the policies of the ORMCP, the Official Plan of the County of Simcoe, and this Official Plan.

The land use development policies and definitions of the ORMCP have exclusive application to the ORMCP shown on Schedule 'B' and the policies of the ORMCP shall apply to all development within this area.

4.3.6 Natural Hazards Overlay

4.3.4.1 Location

Schedule 'M' identifies the location of hazard features as an overlay to all of the other land use maps. Lands identified in this designation include lands within the regulated areas set out under the Conservation Authorities Act.

4.3.4.2 Principles

This Plan does not contemplate Township acquisition of lands identified as Hazard Lands nor shall it be construed as implying that such areas are free and open to the general public.

4.3.4.3 Development Policies

- a) Development shall generally be directed to areas outside of:
 - i. hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
 - ii. hazardous sites.
- b) Development and site alteration shall not be permitted within:
 - i. areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
 - ii. a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.
- c) Notwithstanding this policy, development and site alteration may be permitted in certain areas associated with the flooding hazard along river or stream where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- d) No new lots shall be created within areas subject to natural hazards.
- e) Development on lots of record may occur on lands identified on these Schedules where the Township and the Conservation Authority are satisfied that such development will not create a hazard, or where the Township and the Conservation Authority are satisfied that the potential hazards can be overcome in a manner consistent with accepted engineering practice and resource management techniques.

- f) Where permitted in accordance with above policies, development and site alteration shall also be set back from the top-of-bank or watercourse, a distance determined on-site in consultation with the Conservation Authority. A reduction of the setback distance will only be considered when supported by a geotechnical investigation prepared by a soils expert. The geotechnical investigation shall be prepared to the satisfaction of the Township and the conservation authority.
- g) Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
 - i. an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
 - iii. uses associated with the disposal, manufacture, treatment, or storage of hazardous substances.
- h) Uses which may be permitted in the flood plain subject to the approval of the regulatory agencies, include:
 - i. open space for public or private recreation and related structures;
 - ii. agricultural uses and related structures, excluding dwellings;
 - iii. structural works for flood and erosion-sediment control;
 - iv. additions to existing structures;
 - v. replacement structures on existing lots subject to local official plan policies, and satisfactory engineering studies; and
 - vi. Aggregate development provided all requirements of the Aggregate Resources Act and the relevant conservation authority are met.
- i) Generally, subject to the approval of the appropriate regulatory agencies, structures in the flood plain may be rebuilt to the same size in the same location were destroyed by fire or other event.
- j) Stormwater management quality and quantity facilities shall be located outside of the flood plain except as provided in the flood fringe above the 1:100 year storm event level under the establishment of a Two Zone Concept or Special Policy Area or as otherwise permitted by the Conservation Authority or other appropriate authority.
- k) Any development or site alteration permitted in the flood plain shall require written approval from the conservation authority or appropriate authority, in consultation with the Township.
- l) In the absence of detailed flood plain mapping, a development applicant may be required to provide a flood plain study as a prerequisite to any development, prepared to the satisfaction of the conservation authority and the Township. The

cost of preparing the study and professional review if required shall be borne by the applicant.

- m) Development will be prohibited on slopes and ravines which could be subject to active erosion hazards or historic slope failure.
- n) 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 however 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.
- o) The Township may, in its zoning by-law, establish a separate zone category for hazard lands in which no development with the exception of conservation uses is permitted.

4.3.6 Source Water Protection

4.3.4.1 Location

- a) The South Georgian Bay Lake Simcoe Source Protection Plan applies to the majority of the lands within the Township. The in-effect date of the South Georgian Bay Lake Simcoe Source Protection Plan is July 1, 2015.
- b) The CTC Source Protection Plan applies to the southern portion of the Township of Adjala-Tosorontio and is generally associated with the lands subject to the Oak Ridges Moraine Conservation Plan within the Township. The in-effect date of the CTC Source Protection Plan is December 31, 2015.

4.3.4.1 Policies

- a) All development and redevelopment shall apply with the applicable requirements of these Source Protection Plans.

4.3.4.1.1 Vulnerable Areas

- a) The Source Protection Plans and Assessment Reports identify vulnerable areas, which are locations where threats to municipal drinking water resources could impact the quality and quantity of those sources.
- b) Vulnerable Areas in the Township, as shown on Schedule 'O', include:
 - i. Wellhead Protection Areas (WHPA-A, B, C1, D);
 - ii. Highly Vulnerable Aquifers (HVA); and,
 - iii. Significant Groundwater Recharge Areas (SGRA)

4.3.4.1.2 Prescribed Drinking Water Threats

The Clean Water Act requires that the Township Official Plan must contain policies for all areas where 21 prescribed drinking water threats, as prescribed through O.Reg. 287/07, could be significant. The prescribed threats are as follows:

- i. The establishment, operation, or maintenance of a waste disposal site within the meaning of Part V of the Environmental Protection Act.
- ii. Untreated septage
- iii. Waste disposal
- iv. Mine tailings
- v. The establishment, operation or maintenance of a system that collects, stores, transmits, treats, or disposes of wastewater.
- vi. Stormwater Management
- vii. Wastewater treatment plants/sewer systems
- viii. On-site wastewater systems
- ix. Industrial effluent
- x. The application of agricultural source material to land.
- xi. The storage of agricultural source material.
- xii. The management of agricultural source material.
- xiii. The application of non-agricultural source material to land.
- xiv. The handling and storage of non-agricultural source material.
- xv. The application of commercial fertilizer to land.
- xvi. The handling and storage of commercial fertilizer.
- xvii. The application of pesticide to land.
- xviii. The handling and storage of pesticide.
- xix. The application of road salt.
- xx. The handling and storage of road salt.
- xxi. The storage of snow.
- xxii. The handling and storage of fuel.
- xxiii. The handling and storage of a dense non-aqueous phase liquid.
- xxiv. The handling and storage of an organic solvent.
- xxv. The management of runoff that contains chemicals used in the de-icing of aircraft.
- xxvi. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.
- xxvii. An activity that reduces the recharge of an aquifer.
- xxviii. The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm animal yard.

- a) The policies of the South Georgian Bay Lake Simcoe Source Protection Plan and CTC Source Protection Plan apply to vulnerable areas in their respective source protection regions within the Township. In accordance with Section 39 of the Clean Water Act, 2006, decisions under the Planning Act and Condominium Act are required to conform to the policies as set out in the Source Protection Plans.
- b) Vulnerable areas in the Township include Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Vulnerable areas in the Township are generally shown on Schedule 'O'. Additional detailed mapping can be found in the Source Protection Plans and Assessment Reports.
- c) The Township's Risk Management Official, or other qualified individual through the Clean Water Act, shall be responsible for determining when an existing or future land use or activity is, or may be, a significant drinking water threat.
- d) The Township may develop a screening process and tools for development applications in a vulnerable area to assess potential risks to municipal drinking water resources and to determine if circulation to the Risk Management Official is required.
- e) The Township may enact pre-consultation by-laws that require pre-consultation on Planning Act applications within vulnerable areas.

4.3.4.1.2 Wellhead Protection Areas

- a) Within Wellhead Protection Areas as identified in this Plan or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, the following future land uses shall be prohibited, where they would be a significant drinking water threat:
 - i. 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);
 - ii. Large (more than 10,000 Litre) on-site wastewater system;
 - iii. Agricultural source material storage facilities;
 - iv. Non-agricultural source material storage facilities;
 - v. Commercial fertilizer storage facilities;
 - vi. Pesticide storage facilities;
 - vii. Road salt storage facilities;
 - viii. Snow storage facilities;
 - ix. Fuel storage facilities;
 - x. Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;
 - xi. Organic solvent storage facilities; and
 - xii. Outdoor confinement or farm animal yard in WHPA-A.

- b) All land uses, except residential, are designated for the purposes of Section 59 of the Clean Water Act. Any planning application for non-residential uses that are submitted on lands within Wellhead Protection Areas in the Township as shown in Schedule 'O' or in the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Reports, must include a Notice from the Risk Management Official as part of a complete application.
- c) The design of impervious surfaces in vulnerable areas shall incorporate measures such as low impact design and appropriate site grading to minimize the application of road salt and to reduce ponding and run-off. The Township encourages the use best management practices and site plan control to manage the design of impervious surfaces in vulnerable areas.
- d) Highly Vulnerable Aquifers can inform the vulnerability of Wellhead Protection Areas and where significant drinking water threats may occur within existing and future Wellhead Protection Areas. The Township shall require the applicant to provide a risk assessment to assess major development applications in Highly Vulnerable Aquifers involving land uses such as the storage of bulk fuels or chemicals as deemed necessary by the local municipality during pre-consultation.
- e) Where applicable, the Township of Adjala-Tosorontio shall require a salt management plan as part of a complete application for future applications of road salt in Highly Vulnerable Aquifers in the CTC Source Protection Region that would be a moderate or low drinking threat. The salt management plan shall include, but is not limited to, mitigation measures regarding design of parking lots, roadways, and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas and directing stormwater discharge outside of vulnerable areas where possible.
- f) For areas within the Wellhead Protection Areas the Township shall also carry out a septic reinspection program in accordance with applicable requirements and guidelines.
- g) For those lands where Wellhead Protection Areas of adjacent municipalities extend into the Township, the Township shall ensure that comments are obtained from the appropriate municipality or source protection authority prior to approval being considered.

4.3.7 Cultural Heritage

- a) Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

- b) The Township will work with stakeholders, as well as First Nations and Métis communities, in implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
- c) The Township will evaluate cultural heritage value or interest of heritage resources in accordance with the criteria set out in regulations under the Ontario Heritage Act.
- d) Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- e) Development and site alteration shall not be permitted on lands adjacent to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- f) The interests of First Nations and Métis communities shall be considered in conserving cultural heritage and archaeological resources.
- g) The Township encourages preparation and consideration of archaeological management plans and municipal cultural plans in their decision-making.
- h) Where feasible and desirable, incentives may be provided by the Township to land developers in exchange for preservation of significant cultural features. This can be accomplished by permitting increased densities, density transfers, and other means considered appropriate, in exchange for resource preservation, through the application of the relevant provisions of the Planning Act.

4.3.6.1 Municipal Register

- a) The Clerk of the Township shall keep a register of property situated in the municipality that is of cultural heritage value or interest.
- b) The register kept by the Clerk shall list all property situated in the municipality that has been designated by the Township or by the Minister under the Ontario Heritage Act and shall contain, with respect to each property, (a) a legal description of the property; (b) the name and address of the owner; and (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.
- c) The register kept by the clerk may include property that has not been designated but the Township believes to be of cultural heritage value or interest.
- d) The Clerk of the Township shall keep a register of all heritage conservation districts designated under the Ontario Heritage Act that are situated in the municipality and shall ensure that the register contains a map or description of the area of each such heritage conservation district.

4.3.6.2 Municipal Heritage Committee

- e) The Township may, by by-law, establish a municipal heritage committee to advise and assist Council on matters relating to the Ontario Heritage Act and such other heritage matters as Council may specify by by-law.

4.2.6.3 Designation of Individual Properties

- f) The Township may, by by-law, designate a property within the Township to be of cultural heritage value or interest if, (a) where property meets the prescribed criteria for determining whether property is of cultural heritage value or interest, and (b) the designation is made in accordance with the process set out in the Ontario Heritage Act.

4.2.6.4 Designation of Heritage Conservation Districts

- g) The Township may undertake a study of any area of the Township for the purpose of designating one or more heritage conservation districts. The scope of the study shall:
 - i. examine the character and appearance of the area that is the subject of the study, including buildings, structures, and other property features of the area, to determine if the area shall be preserved as a heritage conservation district;
 - ii. examine and make recommendations as to the geographic boundaries of the area to be designated;
 - iii. consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1 of the Ontario Heritage Act; and
 - iv. make recommendations as to any changes that will be required to the Township's Official Plan and to any municipal by-laws, including any zoning by-laws.
- h) The Township may, by by-law, designate the municipality or any defined area or areas thereof as a heritage conservation district.
- i) A by-law passed to designate one or more heritage conservation districts shall adopt a heritage conservation district plan for each district that is designated. A heritage conservation district plan shall include:
 - i. a statement of the objectives to be achieved in designating the area as a heritage conservation district;
 - ii. a statement explaining the cultural heritage value or interest of the heritage conservation district;
 - iii. a description of the heritage attributes of the heritage conservation district and of properties in the district;
 - iv. policy statements, guidelines, and procedures for achieving the stated objectives and managing change in the heritage conservation district; and

- v. a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42 of the Ontario Heritage Act.

4.3.8 Archaeological Resources and Burial Places

- a) The Township shall determine the need for archaeological assessment for applications.
- b) Licensed archaeologists must be involved in archaeological assessments and heritage burial assessments for delineation of boundaries and excavations if required. Appropriate Provincial Ministries and authorities must also be notified.
- c) When burial places are identified during the development process or are encountered during any excavation activity, the provisions of the Funeral, Burial and Cremation Services Act, Ontario Heritage Act and the relevant regulations must be followed.
- d) Should indigenous archaeological resources or burial places be found through assessment or during the development process, then the Township shall provide prompt and appropriate notification to the appropriate First Nations community(s).

4.3.8 Human Made Hazards

4.3.8.1 Waste Management Areas

- a) Lands designated as Waste Management Areas are shown on Schedule 'Q' of this Plan.
- b) Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage, and promote reduction, reuse, and recycling objectives. The municipality will consider the implications of development and land use patterns on waste generation, management, and diversion. Waste management systems shall be located and designed in accordance with provincial legislation and standards.
- c) This designation includes sites presently owned and operated by the County of Simcoe or enhanced recycling and composting plants. All existing and new Waste Management Areas shall be governed by the policies of the County of Simcoe Official Plan.
- d) It is a principle of this Plan that all identified waste management sites, whether owned or under control by the County of Simcoe or private owners, shall be

operated in a manner that safeguards the environment and protects nearby residents from undue impact.

- e) All waste management sites shall be covered by a current certificate of approval (if required), issued by the Ministry of the Environment under the provisions of the Environmental Assessment Act.
- f) No residential use is permitted in conjunction with a waste management site.
- g) Any new development application within 500 metres of a waste management site shall require a study to be submitted to the County of Simcoe for review and approval prior to being considered by the Township. This will allow the County to review the impact of the site on the proposed development and to provide comments to the Township. The study shall be completed in accordance with Ministry of the Environment's Guideline D4, as amended.
- h) The Township, in co-operation with the County of Simcoe, will develop strategies in support of the following conservation objectives:
 - i. enhanced waste reduction, composting and recycling initiatives, and the identification of new opportunities for energy from waste, source reduction, reuse and diversion, where appropriate;
 - ii. a comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and disposal of residual waste;
 - iii. promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials; and
 - iv. consideration of waste management initiatives within the context of long-term regional planning, and in collaboration with neighbouring municipalities.

4.3.8.2 Extractive Industrial

- a) Lands designated as Extractive Industrial are identified on Schedules 'A' of this Plan.
- b) Review Development Charges study and agreements with gravel pit operators and enhance all municipal agreements
- c) Develop a sustainable community development plan including consideration of gravel pit restoration.
- d) Uses permitted in the Extractive Industrial designation include:
 - i. Licenced mineral aggregate operations in accordance with approved site plans;
 - ii. Concrete plants are permitted as an accessory use to a licensed mineral aggregate operation in the Licensed Pit designation on a property with a minimum lot area of 20 hectares, subject to the following:

1. the concrete plant is a non-permanent use and will cease to operate as part of the rehabilitation of the site and surrender of license under the Aggregate Resources Act;
 2. the site must be located on and have direct access to a paved road;
 3. The Township is satisfied that the location proposed is appropriate, that the natural environment and adjacent properties will not be negatively impacted by any dust, noise, or vibrations, that the quality and quantity of the water source for surrounding properties will not be negatively impacted, and that appropriate screening is provided.
- e) Mineral aggregates are essential resources which are needed to build and maintain our communities, including our homes, roads, and places of work. Aggregates are a necessary component required to extend and repair infrastructure, which will support growing communities such as Adjala-Tosorontio. Ensuring the protection and availability of mineral aggregate resources is a key Provincial interest.
- f) Licensed mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact.
- g) The Township strongly encourages and supports the conservation of mineral aggregate resources, including:
- i. 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; and
 - ii. the wise use of mineral aggregate resources, including utilization or extraction of on-site mineral aggregate resources prior to development occurring.
- h) Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4.3.8.2.1 Applications for New Mineral Aggregate Operations

- a) Applications are required concurrently under the ARA and Planning Act for new or expanded aggregate operations. Approvals under other legislation, such as the Endangered Species Act and Ontario Water Resources Act, may be required depending on the nature of the proposed development. The Township will require an Official Plan Amendment and Zoning By-law Amendment to permit extraction. If approved, the pit or quarry will operate under a license in accordance with the provisions of a detailed site plan under the ARA. Once operations have ceased,

rehabilitation is required to accommodate subsequent land uses and mitigate impacts to the extent possible.

- b) An amendment to this Plan is required to permit the development of new or expanded mineral aggregate operations in accordance with the Aggregate Resources Act.
- c) An application to amend the Official Plan to allow new aggregate development shall meet the following requirements:
 - i. The proposed use must be compatible with the adjoining agricultural operations and existing residential land uses and that the applicant must demonstrate that they have established the necessary measures required to mitigate any negative impacts;
 - ii. That consideration is given to the proposed haul routes, including the standard of construction and traffic volume in regard to compatibility with road traffic and communities;
 - iii. That the proposed development will not impact on the natural environment including the quality and quantity of ground and surface water; and
- d) That the proposal can meet all of the requirements of the Township, Ministry of Natural Resources, Conservation Authorities, Ministry of Environment and Climate Change and any other applicable government agency.
- e) That the proposed extractive operation will generally be restricted to areas that can be effectively screened from public view in order to preserve the scenic beauty and the rural nature of the environment or that can be effectively screened by berms and/or other landscaping measures from adjoining residential uses or adjacent public roads.
- f) An amendment to the Zoning By-law is required to permit the development of new or expanded mineral aggregate operations in accordance with the Aggregate Resources Act. Prior to passing an amendment to the zoning by-law, the Township shall require submission of a site plans and rehabilitation plans in accordance with the Aggregate Resources Act.
- g) Council may require the submission of studies paid for by the applicant and prepared by qualified professionals addressing all requirements of the official plan including:
 - i. The preservation of the character of the environment;
 - ii. The traffic volume on local roads;
 - iii. Any possible effect on the water table or surface drainage pattern;
 - iv. The nature and location of other land uses that could be affected by the pit or quarry operation; and
 - v. The character, location, and size of nearby communities.

- h) The proposed extractive operation(s) and/or wayside pit(s) shall minimize the impact on the ecological functions and hydrological features for lands located on the Oak Ridges Moraine.
- i) Mineral aggregate operations shall minimize impacts to adjacent or nearby uses by reason of dust, noise, effects on water table and quantity or other effects from mining activities or transportation of aggregates.
- j) In assessing negative impact, proposed mitigation measures, rehabilitation, and ecological enhancements, if any, shall be considered.

4.3.8.2.2 Location of New Mineral Aggregate Operations

- k) New mineral aggregate operations shall be located according to the following criteria:
 - i. shall not be located in significant wetlands;
 - ii. Shall not be permitted in 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 other relevant policies of this Plan have been addressed and that they will be met by the operation;
 - iii. Shall not be located in significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;
 - iv. Shall not be permitted in fish habitat except in accordance with Provincial and federal requirements;
 - v. Shall not be permitted in habitat of endangered species and threatened species, except in accordance with Provincial and federal requirements;
 - vi. Shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions; and

4.3.8.2.3 Extraction in the Greenland System

- a) Within the Greenland, 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 will be addressed in accordance with the requirements of Provincial, County and Town policies.
- b) An application requiring a new approval under the Aggregate Resources Act to expand an existing mineral aggregate operation may be permitted in the Greenland 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 Provincial Planning Statement and satisfies the rehabilitation requirements of the policies of this Plan.

4.3.8.2.4 Extraction in the Agricultural Area

- a) 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.
- b) In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition whereby substantially the same areas and same average soil quality for agriculture are restored. On these prime agricultural lands, complete rehabilitation to an agricultural condition is not required if:
 - i. there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or;
 - ii. the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - iii. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and
 - iv. agricultural rehabilitation in remaining areas is maximized.

4.3.8.2.5 Rehabilitation

- a) Progressive and final rehabilitation 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.

- b) Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.
- c) When operators are undertaking rehabilitation of mineral aggregate operation sites, the following apply:
 - i. 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 restored and, to the extent possible, improved;
 - ii. if there are key hydrologic features or key natural heritage 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 hydrologic features and key natural heritage features will be maintained, restored or, where possible, 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.
 - iii. aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall meet the intent of policy b) above; and
- d) outside the natural heritage system identified by the Province, and except as provided in policies a), b) and c) above, 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, on prime agricultural lands, the site will be rehabilitated back to an agricultural condition.
- e) Final rehabilitation for new mineral aggregate operations in the Natural Heritage System will meet these additional criteria:
 - i. 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 ecodistrict. 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;
 - ii. 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 ecodistrict. 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 prime agricultural rehabilitation policies; and

- iii. rehabilitation will be implemented so that the connectivity of the key hydrologic features and the key natural heritage features on the site and on adjacent lands will be maintained or enhanced.

4.3.8.2.6 Potential Aggregate Resources

- a) Schedule 'A' identifies the location of Protected Aggregate Resources as an overlay to all of the other land use maps.
- b) In areas adjacent to or in lands included in the Protected Aggregate Resource overlay designation as shown on Schedule S, development for alternate land uses in accordance with other policies of this Plan may be permitted where: it would not preclude or hinder the establishment of new operations or access to the resources; utilization of the resource is not feasible because of natural physical or existing man-made constraints; or the proposal serves a greater long-term public interest; and, provided any issues of public health, public safety and environmental impact are addressed.
- c) Suitable uses in areas of high aggregate potential include those related to other resources found in the area such as agriculture, forestry operations, and other resource-related developments, as well as public utility installations, if their siting does not preclude or hinder aggregate development.

4.3.9 Wayside Pits & Quarries, Portable Asphalt Plants and Concrete Plants

- a) Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all land use designations, except in the Natural Heritage System and Hazard Lands designations. Progressive rehabilitation to their prior capability as natural heritage or agriculture, if applicable, shall be achieved.

5. Connect

5.1 Parks and Open Space

The Township will plan and provide for a full range and equitable distribution of publicly-accessible, high-quality built and natural settings for recreation and well-being. The Township's Parks and Open Spaces will provide an opportunity to residents, workers and visitors of the Township to connect with themselves and each other in natural surroundings and/or built community spaces. The Township will enhance outdoor recreational opportunities and linkages and plan for the construction of new community spaces.

5.1.1 Location

Lands designated as Open Space are identified on Schedules 'A' and 'C' to 'K' of this Plan.

5.1.2 Permitted Use

The predominant use of land shall be for public and private recreation uses, which may include:

- a) Public parks of all types, including fairgrounds and lands owned by or under the control of the Conservation Authority;
- b) Private parks, including picnic areas, camp grounds, swimming areas, pavilions, eating establishments and other service buildings associated with the park use;
- c) Private clubs including those for golf, skiing, fishing, hunting, and snowmobiling;
- d) Trails or wilderness areas involving the use of open lands;
- e) Townships facilities;
- f) Water-based resources, where practical and appropriate; and
- g) Conservation and forest management uses.

4.1.3 Policies

- a) The Open Space Recreation designation generally includes those lands in the Township owned by public authorities (e.g., County Forests and Provincial Parks) or used for private recreation activities (e.g., rod and gun clubs, ski clubs, golf courses, etc.).
- b) The Township is encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture rooftop gardens, communal courtyards, and public parks
- c) The preservation and promotion of the rural and open space character of the Township is a basic principle for development in the Open Space designation.

- d) Major public lands that have an open space, conservation or recreation focus are identified in the Open Space designation.
- e) Private lands in the Township that are used for open space or recreational activities, or major private recreational activities shall be located in the Open Space designation.
- f) Large scale private recreational facilities that require a large amount of land to develop shall be discouraged from locating within existing Settlement Areas due to potential conflicts with noise, light and traffic associated with such uses.
- g) The Township will promote the linkage of parks within Settlement Areas and Rural Settlement Areas through the use of trails or pathways. Park locations shall also maintain continuous road frontage on at least one roadway to allow for visibility. Parkland dedications that do not provide a continuous road frontage along at least one roadway will be discouraged. The Township shall determine on a case by case basis an appropriate frontage for parks.
- h) One single detached residential use that is accessory to a private recreation use may be developed on a property designated Open Space.
- i) New lot creation is not permitted on lands designated Open Space.
- j) Where lands designated Open Space are under private ownership, this Plan shall not be construed so as to imply that the lands are free and open to the general public, or that the lands are to be acquired by the Township or the Conservation Authority.
- k) The standards appropriate for new permitted uses shall be established in the zoning by-law, consistent with the policies of this plan.
- l) An Agricultural Impact Study, Environmental Impact Study and Planning Justification Report shall be submitted to the satisfaction of the Township prior to Council considering a zoning amendment to permit new large scale private recreational uses (including golf courses) within the Open Space designation and such uses shall be subject to site plan control.
- m) New private recreational uses located outside the Open Space designation shall proceed by official plan amendment, zoning by-law amendment and site plan control with guidelines for appropriate standards established as part of the amendment.

- n) The Township will plan for and provide a supply of parks, trails and other recreation facilities needed to support planned population and employment growth in a timely manner, particularly as built-up areas are intensified.
- o) The Township, in cooperation with conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space and trails, that:
 - ii. clearly demarcates where public access is and is not permitted;
 - iii. is based on a co-ordinated approach to trail planning and development; and
 - iv. is based on good land stewardship practices for public and private lands.
- a) The Township may consider entering into joint use agreements with other municipalities or private entities to secure services, as required.
- b) The Township shall comply with the accessibility standards prescribed by regulation under Accessibility for Ontarians with Disabilities Act (AODA) in the design of public spaces.
- c) The Township is encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.
- d) The Township recognizes Provincial parks, conservation reserves, and other protected areas, and will minimize negative impacts on these areas.
- e) Development outside of settlement areas may be permitted on Rural lands for resource-based recreational uses. Where permitted on Rural lands, resource-based recreational uses shall be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape and may include: commercial uses to serve the needs of visitors; and where appropriate, resource-based recreational dwellings for seasonal accommodation.
- f) The Township shall ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

- g) The design of streetscapes, building orientation, and traffic flow shall be planned to provide safe pedestrian and cycling access and movement in downtowns, main streets, and other activity areas.
- h) When considering secondary plans and development applications, the Township, in cooperation with the County, shall pursue the connection of trails and/or bicycle facilities among other local municipalities and beyond County boundaries and require the dedication of land for such use in accordance with the Planning Act. Such land dedications shall be separate from dedications required for parkland.
- i) The Township shall consider opportunities for the planning and provision of public art and other placemaking strategies as appropriate.
- j) The Township also recognizes that certain public open spaces may be privately provided. This includes campgrounds, private parks, rod and gun clubs, ski clubs, golf courses, etc.

4.1.4 Park Dedication

- a) All new residential development and redevelopment shall be required to provide parkland dedication in accordance with the Planning Act.
- b) The location of the land to be dedicated for parkland shall be to the satisfaction of the Township and shall be based on the following principles:
 - i. securing and consolidating public open space to provide for a continuous system of open space;
 - ii. achieving a parkland size, function, and distribution in accordance with Township standards;
 - iii. where possible, parks shall be located adjacent to school sites;
 - iv. locating parkland in locations central to a community or neighbourhood and in highly accessible locations with frontage on at least two public streets to promote public use and to function;
 - v. utilizing parkettes to provide community open space and meeting places;
 - vi. establish place making destinations;
 - vii. developing adjacent to existing watercourses or man-made stormwater retention facilities that have potential for recreational amenity of aesthetic value, provided such recreational amenity does not constitute a threat to human safety, environmental integrity, or increased municipal liability; and

- viii. meeting the acquisition criteria of the Township's Parks and Recreation Master Plan as updated from time to time.
- c) Parks will be designed and programmed as gathering places, hubs of neighbourhoods and communities, places to meet friends, places to be entertained and places to recreate.
 - d) Parks should include recreational facilities as well as elements such as community mailboxes, kiosks, tables, benches, street furniture, games, pedestrian lighting and other design elements and activities to enhance social interaction.
 - e) In Settlement Areas and Rural Settlement Areas, where no parkettes are within a 5 minute walk, other passive recreational elements such as a trail head, neighbourhood park, community park, school, or stormwater management facility, shall be designed to provide similar functions to a parkette to create a shorter walking distance to passive recreational features.
 - f) The Township will actively pursue agreements for shared use of facilities with School Boards and other partners, taking into consideration the surrounding pedestrian, cycling and transit networks with an intent to encourage and support active and safe school travel.
 - g) The Township will develop natural playgrounds in parkettes and neighbourhood parks to complement traditional park facilities and shall seek to introduce indigenous and naturalized plantings into our parks
 - h) Land judged by a Conservation Authority to be hazard or environmental protection areas will be set aside as permanent open space and shall not constitute part of the dedication for public open space use.
 - i) Planning for park dedication shall help to promote active communities by:
 - i. Providing a full range of and distribution of publicly accessible recreational facilities including but not limited to facilities, parklands, and open space areas;
 - ii. Considering the impacts of planning decisions on Provincial parks, conservation reserves and areas.
 - j) Lands dedicated for park purposes shall be suitably graded, serviced, and developed in accordance with the requirements of the Township and conveyed in a physical condition

satisfactory to the Township Parkland improvements may be required as a condition of development. Where applicable, this may allow for development charge credits.

- k) The proponent of a development where cash in lieu of parkland is proposed must submit a study indicating how the cash in lieu, versus land dedication, meets the intent of the Township's Parks and Recreation Master Plan

5.1.5 Recreation Trails

- a) As an essential component for improving our overall physical and mental health and well-being, the Township shall provide spaces for both active and passive recreational activities in parks and urban squares and through access to publicly owned natural areas through a system of trails.
- b) In order to enhance the potential for a network of linked trails throughout the Township, regard will be had for the creation and preservation of such a network when evaluating development proposals.
- c) Where deemed appropriate by the Township, it may require that development provide lands and/or develop lands for a linked trail system may be required. This is considered to be infrastructure similar to that required for the provision of roads and others services to support development. The provision, and development, of land for trails shall therefore not be considered to be part of the park dedication requirement. That is, the provision of trails shall be over and above the requirements for provision and development of parkland.
- d) Abandoned rail right-of-ways, utility corridors, and waterways for transportation, recreation and trails purposes shall be examined for opportunities that would facilitate active transportation. The Township may promote the facilitation of trails as an interim use in abandoned corridors and will consider combination of active transportation and other corridor facilities for the long term.
- e) Township road allowances which could become a link in a trail system will not be conveyed out of public ownership.
- f) Where application is made to close and convey a road allowance, if the road allowance would not contribute to a trail system, regard shall be had for the possibility of conducting an exchange for alternative land that could become part of a trail system.

- g) All trails will have regard for the protection of the surrounding agricultural operations and should not interfere with such operations.

5.2. Public Service Facilities

5.2.1 Location

Lands designated as Public Service Facilities are identified on Schedules 'A' to 'K' of this Plan.

5.2.2 Permitted Uses

Permitted uses within Institutional designation shall include:

- i. auditoriums or banquet or community halls;
 - ii. cemeteries;
 - iii. community centres and cultural services;
 - iv. convalescent or nursing homes;
 - v. cultural facilities;
 - vi. child care centres;
 - vii. emergency services;
 - viii. hospitals and health clinics;
 - ix. libraries;
 - x. Long-term care facilities;
 - xi. places of worship;
 - xii. public use facilities;
 - xiii. recreational facilities;
 - xiv. school or educational establishments; and
 - xv. accessory uses.
- a) Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.
 - b) Before consideration is given to developing new public service facilities, the use of existing public service facilities should be optimized, and priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments. Opportunities for adaptive re-use should be considered by the Township, wherever feasible.
 - c) It is the policy of this plan to promote the location and development of Public Service Facility uses within settlement areas.

- d) Public Service Facilities should be located to minimize potential conflict with adjacent uses. Adequate buffer planting shall be provided to any adjacent residential areas, and such buffer planting shall include the provision of grass strips and appropriate planting of trees and shrubs, and may include berms, screen fences or walls.
- e) Approval of Public Service Facilities will be subject to the availability of required infrastructure and services, including water and wastewater systems, and the provision of adequate vehicular access. Adequate parking and loading facilities shall be provided for all permitted uses.

5.3 Community Well-being and Identity

5.3.1 Well Being and Accessibility

- a) The Township shall ensure development and transportation contribute to an age-friendly community.
- b) Council shall support placemaking opportunities throughout the Township including but not limited to Farmer's Markets, cultural events, festivals and public art.

5.3.2 Community Health Services

- a) Council shall permit and promote the provision of community and health services uses suited to community scale within each community to serve the needs of residents.

5.3.3 Accessible Design

- a) When reviewing development site plan applications, plans of subdivision and condominium, and park designs, we shall consider all of our age and accessibility needs, including the height of the first floor above grade of residential dwellings and commercial buildings, use of outdoor stairwells versus ramps, and minimizing curbs, particularly along public streets and in public spaces.

5.3.4 Noise and Air Quality

- a) The Township shall consider potential noise and air quality impacts on the community health of vulnerable populations, including children and seniors when reviewing applications located adjacent to Provincial highways, County of Simcoe arterial roads or Township arterial roads.

- b) The Township will support and encourage land use and development patterns that minimize adverse effects to air quality and reduction of pollution, including dust and odour.
- c) The Township will encourage the development of, mixed use, cycling and pedestrian-friendly community as a means of improving air quality and minimizing contributions to air pollution through reduced reliance on private internal-combustion engine based automobiles.
- d) The Township will promote sustainable development and construction standards and the use of alternative energy systems or renewable energy systems as a means of improving air quality and minimizing contributions to air pollution through reduced resource consumption and air pollutant generation.
- e) Development applications which have the potential to generate dust, odour or other emissions to air must be evaluated in accordance with Provincial guidelines and approval requirements.
- f) The Township may require the owner/applicant of such proposals to demonstrate compliance with Provincial requirements through the submission of an appropriate impact and mitigation study.
- g) The Township will encourage appropriate landscaping, using appropriate native trees, as well as other opportunities to increase and enhance the urban forest canopy on public and private properties to improve air quality.
- h) The Township will support initiatives to reduce and/or eliminate automobile idling times.

5.3.5 Food Access

- a) The Township shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of prime agricultural land, and preserving rural and cultural landscapes

- b) The Township shall encourage and permit farmers' markets as-of-right within all commercial areas, community spaces and public parks.
- c) Community gardens shall be permitted as-of-right and are encouraged within parks and community spaces with Council approval. The Township shall be engaged and involved in the planning and ongoing maintenance of community gardens.
- d) The Township shall encourage the establishment of community kitchens and food co-ops.
- e) The Township may allow and permit small-scale urban livestock within settlement areas that have minimal impact on residential amenity, with restrictions set out in the zoning by-law.
- f) The Township shall encourage and facilitate at least one grocery store in Colgan and Everett.
- g) The Township shall encourage the provision of green/cool roofs including rooftop gardens.

5.4 Infrastructure, Public Works and Servicing

- a) The Township will provide infrastructure, public works and servicing facilities in a coordinated, efficient, and cost-effective manner that considers impacts from climate change while accommodating projected needs. Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public works facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning, and available to meet current and projected needs. Planning for infrastructure and public works facilities may go beyond a 20-year time horizon.
- b) The Township should promote green infrastructure to complement infrastructure.
- c) Before the Township gives consideration to development of new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized, and opportunities for adaptive re-use should be considered, wherever feasible.
- d) Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.
- e) Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated.

- f) Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where appropriate, and should involve:
 - i. leveraging infrastructure investment to direct growth and development, including the achievement of the minimum intensification and density targets in this Plan;
 - ii. providing sufficient infrastructure capacity in strategic growth areas;
 - iii. identifying the full life cycle costs of infrastructure to service growth and developing options to pay for these costs over the long-term;
 - iv. considering the impacts of a changing climate.
- g) The Township will assess, infrastructure risks and vulnerabilities, including those caused by the impacts of a changing climate, and identify actions and investments to address these challenges which could be identified as part of municipal asset management planning.
- h) The Township should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.
- i) The Township should promote renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.
- j) The Township will develop strategies in support of the following conservation objectives: energy conservation for existing buildings and planned developments, including municipally owned facilities, including through:
 - i. identification of opportunities for conservation, energy efficiency and demand management, as well as district energy generation, renewable energy systems and alternative energy systems and distribution through community, municipal and regional energy planning processes, and in the development of conservation and demand management plans;
 - ii. design standards that support energy efficiency and demand reductions, and opportunities for alternative energy systems, including district energy systems; and
 - iii. other conservation, energy efficiency and demand management techniques to use energy wisely as well as reduce consumption.

5.5 Roads and Roads Hierarchy

- a) The Township will plan public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity.
- b) The Township shall protect major goods movement facilities and corridors for the long term.
- c) Entrances shall only be considered where adequate sight lines can be maintained. New entrances are discouraged on hills or curves.
- d) Development shall only be permitted on roads that have the capacity to accommodate the increased traffic generated by that development.
- e) On main streets, downtown areas and in the design of public facilities and streetscapes, development which generates an increase in pedestrian and vehicular traffic, the application of Complete Streets and Township design guidelines shall be incorporated, where appropriate.
- f) In the design of new subdivisions, the Township will encourage the development of through roads and will avoid the creation of cul-de-sacs, except where the scale of development or the natural features of the site preclude the reasonable construction of a through road.
- g) The Township will incorporate site plan design that promotes multimodal transportation and Complete Streets concepts along County Roads within settlement areas, in consultation with the County.
- h) When considering secondary plans and development applications, the Township shall pursue the connection of trails and/or bicycle facilities among local municipalities and beyond County boundaries and require the dedication of land for such use in accordance with the Planning Act.
- i) Access points to parking areas should be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic.
- j) In regard to new development located adjacent to school sites, sidewalks are considered to be an integral design aspect for safety and Council will give consideration to the need for the installation of sidewalks as may be deemed appropriate.
- k) Public Road Access
 - i. Direct public year-round maintained road access is required for all uses in the Township, with the exception of forestry, conservation, or agricultural uses. Accordingly minimum frontage requirements will be established in implementing by-laws.
 - ii. No development is permitted on private roads or on seasonally maintained public roads.

The Township, County and Province will require permit applications for new entrances and for the upgrading of existing entrances to all local roads.

- i. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.
 - ii. As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
 - iii. A land use pattern, density and mix of uses should be promoted that minimizes the length and number of vehicles trips and supports current and future use of active transportation.
 - iv. Transportation and land use considerations shall be integrated at all stages of the planning process.
- l) Transportation systems will be planned and managed to:
 - i. provide connectivity among transportation modes for moving people and for moving goods;
 - ii. offer a balance of transportation choices that reduces reliance upon the automobile and promotes active transportation;
 - iii. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;
 - iv. offer multimodal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services; and
 - v. provide for the safety of system users.
- m) In the design, refurbishment or reconstruction of the existing and planned street network, a complete streets approach will be adopted that ensures the needs and safety of all road users are considered and appropriately accommodated.

5.5.1 Provincial Highways

- a) The principal function of Provincial Highways is to carry traffic into, out of and through the Township. This important purpose will be protected by the Township. Any application leading to the intensification of existing land uses or the establishment of new uses along these corridors will be considered in conjunction with Provincial and County policies and guidelines.

- b) Provincial Highways are designed to carry large volumes of traffic at high speed. Therefore, access to these roads is restricted.
- c) Development adjacent to Provincial Highways is subject to the requirements and permits of the Ministry of Transportation.

5.5.2 County Roads

- a) Entrances onto County Roads shall be in conformity with the roads policies and by-laws of the County of Simcoe.
- b) Development adjacent to County Roads is subject to the requirements and permits of the County of Simcoe.

5.5.3 Township Roads

- a) Schedule 'M' indicates the municipal road structure and minimum rights-of-way width for roads in the Township. Where existing rights-of-way do not meet the standard established in the Township Official Plan, road widening may be acquired through various means, including through approval of consents and registered plans of subdivision and site plan control.
- b) The location of roads shown on the relevant Schedule, shall be considered as approximate only. Amendments to this Plan, therefore, will not be required in order to make minor adjustments or deviations to the location of roads provided that the general intent of this Plan is maintained.
- c) Some road allowances shown on Schedule 'M' have not been "opened" by the Township in accordance with the provisions of the Municipal Act. The Township will not upgrade, maintain, or repair such roads for vehicular traffic unless and until a by-law has been enacted and passed by the Council to open any one of the roads so designated for public vehicular use and the road is upgraded to the standards of the Township. Prior to the opening of a road allowance, a financial impact analysis shall be prepared to the satisfaction of the Township. An environmental impact study or environmental assessment may also be required

5.5.3 Transportation Demand Management

- a) Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.
- b) The Township will develop and implement transportation demand management policies in the Township's official plan or other planning documents or programs to:
 - i. reduce trip distance and time;

- ii. increase the modal share of alternatives to the automobile, which may include setting modal share targets;
- iii. prioritize active transportation, transit, and goods movement over single-occupant automobiles;
- iv. Enhance mobility options for vulnerable populations including older adults;
- v. expand infrastructure to support active transportation; and
- vi. consider the needs of major trip generators

5.2.4.2 Active Transportation

- a) The Township will ensure that active transportation networks are comprehensive and integrated into transportation planning to provide:
 - i. safe, comfortable travel for pedestrians, bicyclists, and other users of active transportation; and
 - ii. continuous linkages between strategic growth areas, adjacent neighbourhoods and major trip generators, and transit stations, including dedicated lane space for bicyclists on the major street network, or other safe and convenient alternatives.
- b) The Township will consider development and implementation of a Complete Streets policy, and consider opportunities for accommodating all road users.
- c) The Township will consider enhancing mobility options for all and in particular, older adults.
- d) In the design and provision of active transportation facilities, the Township will consider provincial guidelines outlined in Ontario Traffic Manual Book.
- e) The Township will ensure, whenever feasible, the provision of facilities to encourage active transportation, and to address the needs, safety and convenience of pedestrians and cyclists when constructing or reconstructing public facilities.
- f) The Township may consider development of a municipal Active Transportation Plan, which should include:
 - i. An active transportation system map identifying existing and proposed sidewalks, bicycle facilities, multi-use trails, and associated facilities, including proposed connection to the County Trail System;
 - ii. Policies requiring the provision of sidewalks and/or multi-use trails through all new development areas and standards outlining a minimum number of development units for application of this policy;

- iii. Policies outlining the requirements and conditions related to the dedication of lands in new development areas to complete future trail and sidewalk connections identified in the Official Plan;
- iv. Policies outlining cycling and pedestrian safety measures to reduce injuries and fatalities associated with motor vehicle collisions (i.e., traffic calming, narrower streets, signage, cycling lanes, etc.);
- v. Policies and plans that identify where new sidewalks and trails should be provided through existing built up areas;
- vi. Policies and standards specifying the design parameters that should be used for new trails and sidewalks that reflect Ontario Provincial Standards, Accessibility for Ontarians with Disabilities Act (AODA) requirements, and best practices; and
- vii. Policies requiring the provision of secure bicycle racks and shelters, showers and change rooms, and sidewalk connections between buildings and municipal sidewalks for all new community centres, schools and other public use buildings, meeting halls, and major employment land uses that meet a minimum floor space threshold to be established by the Township.

5.6 Infrastructure Corridors

- a) The Township shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, and electricity generation facilities and transmission systems to meet current and projected needs.
- b) The Township will plan for and protect corridors and rights-of-way for infrastructure, including major goods movement facilities and corridors, transportation, active transportation and electricity generation and utility facilities and transmission systems to meet current and projected needs.
- c) The Township shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate, or minimize negative impacts on and from the corridor and transportation facilities.

- d) The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
- e) Abandoned corridors shall be protected for recreation and trails purposes should be examined for opportunities that would facilitate active transportation. The Township may promote the facilitation of trails as an interim use in abandoned corridors and will consider combination of active transportation facilities for the long term

5.7 Waste Disposal

- a) Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage, and promote reduction, reuse, and recycling objectives. The municipality will consider the implications of development and land use patterns on waste generation, management, and diversion. Waste management systems shall be located and designed in accordance with provincial legislation and standards.
- b) The County of Simcoe is responsible for planning and operating solid waste disposal sites.
- c) The Township, in co-operation with the County of Simcoe, will develop strategies in support of the following conservation objectives: integrated waste management, including through: i) enhanced waste reduction, composting and recycling initiatives, and the identification of new opportunities for energy from waste, source reduction, reuse and diversion, where appropriate; ii) a comprehensive plan with integrated approaches to waste management, including reduction, reuse, recycling, composting, diversion, and disposal of residual waste; iii) promotion of building conservation and adaptive reuse, as well as the reuse and recycling of construction materials; and iv) consideration of waste management initiatives within the context of long-term regional planning, and in collaboration with neighbouring municipalities.

5.2.4.5 Water and Sewer Servicing

- a) Planning for water and wastewater services shall:

- a. direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:
 - i. municipal wastewater services and municipal water services; and
 - ii. private communal wastewater services and private communal water services, where municipal wastewater services and municipal water services are not available;
 - b. ensure that these systems are provided in a manner that:
 - i. can be sustained by the water resources upon which such services rely;
 - ii. is feasible, financially viable and complies with all regulatory requirements; and
 - iii. protects human health and the natural environment;
 - c. promote water conservation and water use efficiency;
- b) integrate servicing and land use considerations at all stages of the planning process
- c) Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:
- a. opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;
 - b. the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;
 - c. a comprehensive water or wastewater master plan or equivalent, informed by watershed planning has been prepared to demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water and to identify the full life cycle costs of the system and develop options to pay for these costs over the long-term.
 - d. in the case of large subsurface wastewater disposal systems, the proponent has demonstrated attenuation capacity; and
- d) plans have been considered in the context of applicable inter-provincial, national, bi-national, or state-provincial Great Lakes Basin agreements or provincial legislation or strategies.

- e) As part of any Comprehensive Review or large-scale development proposals, an update to the planning of water and sewer servicing may be required. will be supported by a stormwater management plan or equivalent, that:
- f) The Township shall generate sufficient revenue through user fees to recover the full cost of providing and maintaining municipal water and wastewater systems.
- g) Water and wastewater systems shall be established and operated in accordance with Provincial standards for drinking water and effluent quality.
- h) Water conservation practices should be encouraged where municipal water is provided.
- i) The Township will develop strategies in support of conservation objectives through such measures as water demand management for the efficient use of water; and water recycling to maximize the reuse and recycling of water.

5.2.4.6 Stormwater Management

- a) Planning for stormwater management shall:
 - i. minimize, or, where possible, prevent increases in contaminant loads;
 - ii. minimize changes in water balance and erosion;
 - iii. not increase risks to human health and safety and property damage;
- b) maximize the extent and function of vegetative and pervious surfaces; and
- c) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.
- d) The Township will develop stormwater master plans or equivalent for serviced settlement areas that:
 - i. are informed by watershed planning;

- ii. protect the quality and quantity of water by assessing existing stormwater facilities and systems;
 - iii. characterize existing environmental conditions;
 - iv. examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
 - v. incorporate appropriate low impact development and green infrastructure;
- e) identify the need for stormwater retrofits, where appropriate;
- f) identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and
- g) include an implementation and maintenance plan.

h) Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision and vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- i. is informed by a subwatershed plan or equivalent;
 - ii. incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;
 - iii. establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
 - iv. aligns with the stormwater master plan for the settlement area, where applicable.

6. Implement

6.1 General

- a) This Plan is a statement of policy and ultimately implemented by Council. Where this Plan refers to approval by Council, that approval authority includes delegated staff and Committees of Council. This Plan sets out Council's land use policy direction, however, some flexibility in interpretation may be permitted provided the intent of the Plan is maintained. This Plan is to be read in its entirety and all relevant policies applied to each situation.
- b) Use of "shall" and "will" in this Plan denote matters and actions that are mandatory, where appropriate and feasible. Use of "should" in this Plan denotes a matter or action that is desired but not mandatory.
- c) Where conflicts arise between policies in the Township Official Plan, the policy that gives the greatest protection to the ecological health of the Township prevails.
- d) This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.

6.1.1 Interpretation of Land Use Boundaries

- a) It shall be a policy of the Township to ensure that all development occurs in accordance with the land use designations shown on the attached Schedules and with the policies of this Plan. The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.
- b) The boundaries of the Natural Heritage and Hazard designations may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site-by-site basis when considering *development* proposals, in consultation with the appropriate agencies. Any minor refinement to these designations shall not require an Amendment to this Plan.

6.2 Interpretation

- a) All development applications, municipal actions and land use decisions shall be guided by the Township's Official Plan.

- b) Where conflicts arise between policies in the Township Official Plan, the policy that gives the greatest protection to the ecological health of the Township prevails.
- c) Wherever a use is permitted under a land use classification, it is intended that ancillary uses, buildings or structures normally incidental, accessory or essential to the primary permitted use may also be permitted subject to any applicable policies regarding those uses.
- d) It is the intent of this Plan to prioritize existing and future infrastructure and public service facilities within settlement areas in order to support intensification and the achievement of complete communities.
- e) For the purposes of interpretation this Plan, the definitions in the Planning Act, R.S.O. 1990, the Provincial Policy Statement 2020, and other applicable legislation shall apply. In all other instances terms shall be defined in accordance with common usage and if necessary, reference to the Canadian Oxford Dictionary, 2nd Edition.
- a) Where any Act or portion of an Act is referred to in this Official Plan, such references shall be interpreted to include any subsequent legislation that may replace or revise the specified Act.
 - i. This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.
 - ii. This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

6.3 Official Plan

6.3.1 Official Plan Amendments

- a) It is the intent of this Plan to serve as the basis for managing change in the Township. As a result, this Plan identifies enough land for residential, commercial and industrial uses to support growth in the Township until the year 2051.

- b) It is not intended that this Plan be amended unless substantial evidence can be presented which will justify such an amendment is based on good planning. In determining whether or not an amendment to the Plan is appropriate, regard shall be had to the Vision, the objectives and goals, implementation and interpretation policies, general policies, as well as the policies, study requirements and evaluation criteria within the respective land use designations.
- c) The Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.
- d) Technical amendments may be considered with reduced notification period for the public meeting(s) in connection with technical Official Plan or Zoning by-law amendments if such will not affect the goals, objectives, policies and/or intent of the Official Plan or Zoning by-laws previously enacted and may involve the following:
 - i. altering the numbering or arrangement of any provision
 - ii. correcting punctuation or altering language to obtain a uniform mode of expression;
 - iii. correcting clerical, grammatical, dimension or typographical errors;
 - iv. changes in format; and
 - v. minor corrections to designation or zoning mapping

6.3.2 Official Plan Review

- a) In accordance with Section 26 of the Planning Act, the assumptions, objectives and policies of this Plan shall be reviewed at least once every five years at a meeting of *Council*, which shall be advertised in accordance with the Planning Act, as amended.
- b) The five-year review shall consist of an assessment of the effectiveness of the Plan in protecting, preserving and connecting the Township; the continuing relevance of the vision that informs the policies in this Plan; the realizing of a desirable balance and mix of uses; the role of the Township within the County; development trends and Provincial-wide planning initiatives effecting the Township.

6.3.3 Secondary Plans

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

- b) Secondary Plans may be incorporated into this Official Plan by Amendment or may be adopted as a separate document that conforms to the Official Plan but details specific planning objectives and policies for the defined area. Secondary Plans shall be the subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
- c) Secondary Plans may include some or all of the following as deemed necessary by Council:
 - i. Establish clear land use structure that meets community design objectives of this Plan;
 - ii. Establish clear boundaries, population capacity and employment targets;
 - iii. Ensure the most appropriate mix and range of land uses that align with the goals and objectives of this Plan;
 - iv. Ensure adequate transportation networks;
 - v. Ensure that adequate water and wastewater servicing is established to serve the anticipated development and that they can be phased in a way that is cost-effective and efficient;
 - vi. ensure that appropriate Secondary Plan policies, including phasing, servicing and financing policies, are in place to clearly and effectively guide future *development* within the Secondary Plan Area;
 - vii. Incorporate appropriate policies pertaining to the provision and location of utilities;
 - viii. Ensure community *connectivity* between existing and new *development* areas; and,
 - ix. Ensure the compatibility of *development* relative to existing stable residential areas and the need to provide an appropriate transition between different land uses and densities
- d) All new required or applied for Secondary Plans or other Area-Specific Plans shall consider a consistent set of matters and studies. These shall include but not be limited to:
 - i. hydrogeological studies to address ground water recharge and discharge matters;

- ii. a Natural Heritage Evaluation to identify the significance, boundaries and potential buffers of the natural features;
- iii. a master drainage plan to identify required stormwater works including how stormwater can traverse through any existing built up areas and how water quantity and quality controls can be addressed;
- iv. a servicing master plan to identify required water and sanitary works including servicing options and means to service existing development;
- v. a transportation master plan which identifies necessary arterial and collector road improvements and active transportation routes;
- vi. a commercial needs analysis to identify the amount and type of commercial space required in the Secondary Plan area and analysis of how existing commercial designations will be protected and enhanced;
- vii. a community design report to identify community design policies for the secondary plan and community design guidelines to guide future development;
- viii. a fiscal impact report that demonstrates that the proposed use will have a net positive impact on the Township;
- ix. a planning assessment report which considers how the relevant Provincial and Township policies are being implemented in the Secondary Plan;
- x. an identification and assessment of the opportunities for infill development and areas for intensification while minimizing impact upon and protecting the character of existing residential neighbourhoods
- xi. a community facility needs assessment, which assesses the capacity of existing facilities and the need for additional facilities including opportunities to accommodate health care facilities and school board needs;
- xii. an assessment of the potential impacts on adjacent agricultural or resource extraction operations and recommendations on mitigation of those potential impacts;

xiii. a heritage study; and

xiv. a health impact assessment.

- e) Once a Secondary Plan is adopted by Council, the Development Charges by-law should be revised to address any additional infrastructure requirements that need to be included within the Development Charge.

6.4 By-laws

6.4.1 Zoning By-laws

- a) A review of the Township's Comprehensive Zoning By-law shall be undertaken to ensure adequate standards and permitted uses that properly implement the policies of this Plan.
- b) Where a Community Planning Permit By-law has been enacted by the Township, references to "zone", "zoning" or "zoning by-law" shall be understood to apply to the applicable terminology of the Community Planning Permit By-law.
- c) Where a land use is permitted, uses normally accessory to such use are also permitted. Provisions and regulations regarding accessory uses, including size, type, location, height, mass, floor area, and spacing shall be included in the implementing By-law.
- d) Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any Amendment to a By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:
- i. Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;
 - ii. Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;
 - iii. No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;

- iv. The land fronts on an improved public road, on a road which is maintained by the Township and which meets municipal standards, or in the case of residential development on a private road in accordance with the relevant policies of this Plan;
 - v. The potential impact of all adjacent land uses upon the proposed use has been adequately investigated in accordance with the policies of this Plan;
 - vi. The potential impact of the proposed use on adjacent lands has been considered, and an adequate mitigation, including the appropriate location and design of lots and buffer distances is provided between the use and adjacent uses in accordance with the policies of the Plan;
 - vii. New development will not be subject to flooding or erosion;
 - viii. The potential impacts on natural heritage values, both on the subject lands and on adjacent lands has been adequately evaluated and considered;
 - ix. The Minimum Distance Separation formulae is complied with; and,
 - x. Agreements are in place with the Township to ensure that the policies of this Plan and the regulations of the implementing By-law are reflected through the development and monitoring of development sites as required.
- e) In the course of considering a development proposal, Council may undertake, or direct to be undertaken, studies to ensure that the objectives and policies of this Plan are met. Such studies may include the ecological, social and economic impacts on the Township and its residents as set out in this Plan. Council may require a peer review of supporting studies and may refuse developments that would have significant adverse impacts, or may require remedial works to offset such impacts.
- f) Certain areas and types of development in the Township shall be subject to the site plan control provisions of the Planning Act. The specific land uses and

designations which may be subject to site plan control and the associated policies are outlined in this Plan.

6.4.2 Community Planning Permit By-law

- a) The Township may identify one or more areas, including the entire Township, as a community planning permit area.
- b) Within an area for which a community planning permit by-law has been enacted, the Township's Zoning By-law shall not apply, nor shall site plan control, if applicable.
- c) If a Community Planning Permit By-Law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law.
- d) Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.
- e) A Community Planning Permit By-law will
 - i. Contain a description of the area to which the by- law applies, which must be within the boundaries of the area identified in the Official Plan
 - ii. Set out and define permitted and discretionary uses;
 - iii. Set out development standards with specified minimum and maximum standards;
 - iv. Set out any internal review for permit decisions;
 - v. Describe notification procedures for decisions;
 - vi. Set out criteria for determining whether a proposed development is permitted;

- vii. Describe the process for amending development permits, development permit agreements and pre- existing site plan agreements;
 - viii. Outline any conditions of approval that may be imposed;
 - ix. Set out the scope of delegated authority, including any limitations; and
 - x. Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007, from the requirement for a permit.
- f) Township initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for all lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all of the lands within the area subject to the By-law and must include:
 - i. Area studies and information as identified in this Plan, supporting the proposed amendment; and
 - ii. Details of public and community engagement involving the Township and the community impacted by the proposed amendment.
- g) Township initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and community engagement has been completed.
- h) Applications for an amendment to the Community Planning Permit By-law will comply with the complete application submission requirements for a community planning permit identified in Schedule 1 of Ontario Regulation 173/16.
- i) Where a Community Planning Permit By-law has been enacted, Council may delegate its decision-making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Township as outlined in the Community Planning Permit By-law.

- j) The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Township to address some or all of the conditions of approval imposed on a Community Planning Permit.
- k) The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the community planning permit, including the completion, maintenance, and on-going monitoring of the development.
- l) The Community Planning Permit By-law may include details for the provision of facilities, services and matters, or cash contribution in lieu thereof, proportionate to and in exchange for the height and/or density being sought.
- m) The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to the Planning Act, including but not limited to the following:
 - i. development shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;
 - ii. identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;
 - iii. transfer of land for road widenings including daylighting triangles;
 - iv. construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;
 - v. lighting facilities shall be required to minimize the impacts on lake views, night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;
 - vi. easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other utilities;

- vii. facilities for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon;
- viii. payment of cash-in-lieu, equal to 5% of the land or the Town's Parkland Dedication By-law, except where it has already been taken at the time of lot creation;
- ix. hazard lands study or technical report to address hazards such as: flooding, ice, erosion, and forest fire hazards;
- x. Environmental Impact Statement preparation, submission and mitigation measures;
- xi. fish habitat impact assessment and offset measures;
- xii. site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;
- xiii. provision of sustainable/ low impact design features;
- xiv. monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment;
- xv. specified agreement of exchange for increased height and or density;
- xvi. in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;
- xvii. approvals and permits from other regulatory bodies such as, but not limited to: the Department of Fisheries and Oceans and Transport Canada;
- xviii. execution, maintenance and monitoring of any feature or works associated with a condition or a report;
- xix. enter into an agreement with the Township and / or any regulating bodies, to be registered on title, to confirm development will proceed in accordance

with the Community Planning Permit, including the requirement of financial securities;

- xx. sun/ shadow/ shade study;
 - xxi. contaminant and spill management plan;
 - xxii. erosion and sediment control plan;
 - xxiii. conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws;
 - xxiv. any other study required for conformity with the Plan.
- n) Council reserves the right through the implementing Community Planning Permit By-law to further refine the list of permitted uses for each designation to ensure that new development is appropriate in the context of the adjacent and surrounding community.

6.4.3 Minor Zoning By-law Amendments

- a) Where Council has, by By-law or Resolution, delegated the authority to pass by-laws per of the Planning Act, that are minor in nature, to the Director of Planning, the Director of Planning may pass by-laws related to:
- i. Extension of a zoning boundary where a property is dual zoned or to reflect an addition of lands;
 - ii. To permit the removal of holding zones; or
 - iii. To permit a use not specified in the Zoning By-law but conforms to the Official Plan.
 - iv. To permit a minor variance to the Zoning By-law.
- b) A Minor Zoning By-law Amendment is subject to the following criteria:
- i. An Official Plan Amendment is not required, and the proposal must conform to the Town's Official Plan; and
A Draft Plan of Subdivision is not required in accordance with the Town's Official Plan.

6.4.4. Other By-laws and Standards

- a) All development and site alteration in the Township shall have regard to, and comply with any regulating By-law as passed by Council, including but not limited to an Entrance By-law, Tree Cutting By-law, or Site Alteration By-law, that may be passed by Council from time to time.
- b) Council may by By-law delegate to the Director of Planning or their designate(s), the authorization to pass certain by-laws in accordance with policies of Sections [link to Zoning By-law **Section 6.3.1 and 6.3.2**] in accordance with policies of this Plan.

6.4.4.1 Temporary Use By-laws

- a) Council may pass by-laws to allow the temporary use of land for a purpose otherwise prohibited by the Zoning By-law. The duration of a Temporary Use By-law shall not exceed three years. Subsequent by-laws granting expressions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise be viewed as contravening the implementing Zoning By-law.
- b) When enacting a Temporary Use By-law, Council shall be satisfied that the following principles and criteria are met:
 - i. 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 reasonable undue hardship in reverting to the original use upon the termination of the temporary use;
 - ii. The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood, and will not negatively impact natural heritage features;
 - iii. The proposed use shall not require the extension or expansion of existing municipal services;
 - iv. The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
 - v. Parking facilities required by the proposed use shall be provided entirely on-site;

- vi. The owner has entered into an agreement with the Township and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the By-law.
- vii. the adequacy of municipal or private services;
- viii. adequate access and parking is provided;
- ix. there are no negative traffic impacts; and
- x. the use maintains the general intent and purpose of the Official Plan.

6.4.4.2 Holding Provisions

- a) In accordance with the Planning Act, the Township may use a Holding (H) symbol in conjunction with the zoning of land to prohibit *development* until specific conditions of the Town have been met. The Holding zone category will be indicated by using the letter (H) immediately after the specific zone symbol. With the resolution of the development constraint(s) the (H) can be removed without a further public meeting.
- b) Lands with a Holding zone status can only be used for uses existing at the time the Holding zone status is applied until such time as the Holding zone status is removed.
- c) The objective of utilizing a Holding Provision is to ensure that:
 - i. the appropriate phasing of *development* or *redevelopment* occurs;
 - ii. *development* does not proceed until services and utilities are available to service the *development*;
 - iii. agreements respecting the proposed land use or *development* are entered into; and/or,
 - iv. policies of this Plan related to cultural heritage conservation, urban design, Site Plan Approval, potentially contaminated sites, protection of the natural environment and the Natural Heritage designation, community improvement, and all other planning matters determined to be relevant to the development or redevelopment of the lands.
- d) Where a Holding zone is in effect on lands subject to a plan of subdivision or condominium:
 - i. the owner shall not construct or locate on the lands, a sales pavilion, centre or office which offers to sell, agrees to sell or otherwise market land by a description based on an unregistered plan of subdivision or plan of condominium unless there is an executed agreement between the Township and the owner; and
 - ii. the owner may not pre-service the lands for the purpose of providing municipal services to an unregistered plan of subdivision

or plan of condominium unless there is an executed agreement between the Township and the owner.

6.4.4.3 Interim Control By-law

- a) Council may pass a by-law to restrict the use of land in a defined area on an interim basis while a study of the land is being undertaken by the municipality.
- b) The duration of such by-laws shall not exceed 1 year; however, in the event the review of study has not been finalized Council may amend the Interim Control By-law provided that the total period of time it is in effect does not exceed two years from the date of passing of the Interim Control By-law

6.4.4.4 Site Alteration By-law

- a) Council may enact a Site Alteration By-law in accordance with the Municipal Act, and such by-law may include the following:
 - v. a) the area or areas of the municipality where site alteration will be permitted;
 - vi. b) the restrictions and regulations on the site alteration within the defined area(s);
 - vii. c) the requirements for obtaining a permit for site alteration within the defined area(s);
 - viii. d) the exemptions from having to obtain a permit for site alteration; and,
 - x. e) the administrative requirements of the By-law, including fees, forms, and fines.

6.4.4.5 Maintenance and Occupancy Standards

- a) The Township will encourage the participation of the citizens of the Township in achieving the long-range objectives of improving the quality of housing and the appearance and livability of the residential neighbourhoods in all areas of the Township.

- b) The Township may consider adopting a Maintenance and Occupancy By-law to assist in implementing the policies of this Plan.

6.4.4.6 Sign By-law

- a) The use of exterior signs and other exterior advertising devices will be regulated through a sign by-law, and sign guidelines may be prepared for use in the review of site plan and sign permit applications.
- b) Signs will be designed as an integral part of development to enhance our sense of place and be compatible with the architectural style of the building and the existing and planned character of the surrounding area. The number of signs, location and style shall be designed to minimize visual clutter.
- c) Signage will not be lit to a level that will adversely impact the amenity of surrounding residential properties or the design of streetscapes.
- d) Private signs are not permitted within the Township's road rights-of-way.

6.4.4.7 Community Benefits Charge By-law

- a) The Township may enact a Community Benefits Charge By-law, supported by a Community Benefits Charge Strategy, pursuant to Section 37 of the Planning Act for developments and redevelopment that are at least five storeys in height and add at least ten residential units. Certain developments are exempt from collection of these charges including but not limited to long-term care facilities, retirement homes and non-profit housing. Collection of any Community Benefit Charges would apply to the capital costs of facilities, services and other required to serve the development or redevelopment.

6.5 Non-Conforming Uses

- a) Non-conforming uses are legally existing uses, which do not conform to the Official Plan. The long-term intent of the Official Plan is to ensure that all uses eventually conform to the Plan.

- b) Nothing in this Plan shall preclude the continuation of uses legally existing on the date that the Plan was adopted by Council, but the Township, in cooperation with the owners shall attempt to reduce the number of non- conforming uses wherever possible.
- c) A legally existing use which does not conform with the Plan may be recognized as a legal non-conforming use in the Zoning By-law, however, when the use ceases to operate, the provisions and requirements of the Plan shall apply.
- d) Limited expansion to a legal non-conforming use may be permitted through the granting of a minor variance or rezoning, however, prior to approval of such expansion the following shall be considered:
 - i. need for the expansion of the use;
 - ii. the size of the expansion compared to the existing operation;
 - iii. any increase in noise, vibration, smoke, dust, fumes, odours or lighting;
 - iv. compatibility of the use with the surrounding area and ability of the expansion to fit in with the neighbourhood character;
 - v. neighbouring uses will be afforded reasonable protection through landscaping, screening, buffering and setbacks
 - vi. traffic and parking impacts;
 - vii. adequacy of municipal services;
 - viii. potential for impacts to the Natural Heritage System; and,
 - ix. any improvements or benefits to the immediate surroundings or the community at large.

6.6 Site Plan Control

- a) All lands within the Township, including the bed of watercourses and waterbodies, are identified as a Site Plan Control Area. The Site Plan Control

By-law of the municipality may identify land uses which may be exempt from Site Plan Control requirements.

b) Site Plan Control is an important means of implementing the policies of this Plan, including the functional and well-designed development, which support and advance the Community Design Policies of this Plan (cross reference policy section). The overall goals of the Township in exercising Site Plan Control are to:

- i. enhance community design and achieve a sense of place amongst residents, in accordance with policies of this Plan;
- ii. create a high quality built form, landscaping and streetscape design that contributes to the community;
- iii. secure road widenings sufficient to achieve the planned right-of-way width for the Township;
- iv. ensure proper grading and secure easements necessary to provide for utilities, servicing and site drainage;
- v. control the placement and provision of required services and facilities such as driveways, parking, loading facilities, waste collection, lighting and snow storage or removal;
- vi. ensure that the conceptual design of a proposed development is compatible with the character or the intended character of the area;
- vii. minimize land use incompatibility or conflict between new and existing uses;
- viii. minimize impacts on the natural environment, such as through low impact development and sustainable design features;
- ix. control the character, scale, appearance and design features of buildings, including sustainable design as per the provisions under the Planning Act.;
- x. control the streetscape design within the municipal right-of-way to ensure the creation of complete streets including matters such as landscaping, paving materials, sidewalk features, street furniture, weather protection, waste and recycling containers, bicycle parking facilities and other similar matters;
- xi. ensure that access, egress and the design of facilities is safe and appropriate for persons of all ages and abilities; and
- xii. secure shared access agreements where appropriate.

- c) The design and development of the Township and the integration of the site design practices and approaches set out in this Plan is of critical importance to achieving the Plans goals and objectives for excellence in community design. Therefore, the Township shall require that Site Plan submissions show and describe in adequate detail the location, design, massing of buildings, structures and exterior open spaces, public access areas, layout of parking and service areas, site landscaping and their relationship to adjacent properties and the public realm.
- d) The intent of a Site Plan Agreement is to ensure that any proposed development is designed to be compatible with adjacent development, appropriately serviced and accessed and otherwise in conformity with the goals and strategic objectives of this Plan.
- e) Where a community planning permit by-law has been enacted by the Township, references to “site plan”, “site plan control” or “site plan approval” within this Plan shall be understood to apply to the applicable terminology associated with the community planning permit by-law.

6.7 Land Division

6.7.1 Consent

- a. Locally appropriate residential development will occur by consent. Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural uses, resource uses, preservation of character, or environmental purposes.
- b. The number of lots on the grid road system shall be restricted in order to maintain rural character and road function and to avoid *strip development*.
- c. A provisional consent to sever land shall only be considered when Council 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.
- d. Land division by Plan of Subdivision, rather than by consent, shall generally be required if:

- i. the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
 - ii. a Plan of Subdivision is required to ensure that the entire land holding or the area is developed in an orderly and efficient manner;
 - iii. more than four lots including the retained lot are being created; or,
 - iv. the owner is retaining sufficient lands which may be the subject of applications for the development of additional lots.
- e. Prior to issuing provisional consent for a new lot for any purpose, Council shall be satisfied that the lot to be retained and the lot (or lots) to be severed:
 - i. conform to the specific land division policies contained in the land use designation sections of this Plan;
 - ii. fronts on a public road that is maintained on a year-round basis; or
 - iii. is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;
 - iv. will not cause a traffic hazard;
 - v. has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;
 - vi. can be serviced with an appropriate water supply and means of sewage disposal and;
 - vii. will not have a negative impact on the drainage patterns in the area;
 - viii. will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;
 - ix. will not have a negative impact on the features and functions of any natural heritage feature in the area;
 - x. the shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;
 - xi. suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,
 - xii. meets the requirement of Section 51(24) of the Planning Act.

- f. Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the Planning Act.
- g. A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the municipality shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.
- h. The creation of new lots for public utilities, communication utilities and other public uses may be permitted provided:
 - i. the area of the proposed lot is minimized and reflects what is required for the use; and,
 - ii. the Implementing Zoning By-law, as a condition of provisional consent, only permits uses that are related to the utility on the lot.
- i. In considering the creation of a new lot, the municipality shall also be satisfied that the proposed lot(s):
 - i. should have an appropriate minimum lot area to provide for servicing and maintain the character of the area;
 - ii. should have an appropriate minimum lot frontage the standards for which shall be established in zoning;
 - iii. Preserve natural vegetation in the front yard in order to maintain the rural character of the area.
- j. A consent application to correct a situation where two or more lots have merged on title may be considered outside of the Oak Ridges Moraine Conservation Plan Area, provided the municipality is satisfied that the new lot(s):
 - i. was once a separate conveyable lot(s) in accordance with the Planning Act
 - ii. merging was unintentional and was not merged as a requirement of a previous planning approval;
 - iii. is of the same shape and size as the lot which once existed as a separate conveyable lot;
 - iv. can be adequately serviced by on-site sewage and water systems;
 - v. fronts on and will be directly accessed by a public road that is maintained year-round by a public authority;

- vi. there is no public interest served by maintaining the entire property as a single conveyable parcel;
- vii. conforms with the policies of this Plan; and,
- viii. is subject to the access policies of the relevant road authority.

2.3.2 Plans of Subdivision and Condominium

- a) Plans of Subdivision shall only be recommended for approval which are consistent with the requirements established in all of the studies required in this Plan.
- b) This Plan identifies the studies, plans, and assessments that are required to be completed to the satisfaction of the Township and any agency having jurisdiction, prior to the Township considering a development application to be complete and prior to the approval of development applications.
- c) The Township shall determine the need for the studies, plans, and assessments, and when in the approval process, they may be required on an application-by-application basis. Such studies may include, but not be limited to:
 - i. Neighbourhood Design Plan
 - ii. Traffic Impact Assessment
 - iii. Stormwater Management Plan
 - iv. Functional Servicing Plan (water and wastewater)
 - v. Environmental Impact Studies
 - vi. Archaeological Surveys/Assessments and/or Cultural Heritage Impact Studies
 - vii. Construction Impact Mitigation Study
- d) Any study may be subject to a peer review to be carried out by the Township, at the full cost of the applicant, and subject to approval by the Township and any other authority having jurisdiction.
- e) The following sections contain additional general subdivision policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Regard shall also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of the Plan.

- f) Prior to the consideration of an application for Plan of Subdivision or Plan of Condominium, Council shall be satisfied that:
 - g) the approval of the development is not premature and is in the public interest;
 - h) the lands can adequately support the proposed development in terms of sewage and water services;
 - i) the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities;
 - j) the density of the development is appropriate for the area;
 - k) the subdivision, when developed, will be easily integrated with other development in the area;
 - l) the subdivision conforms with the “Environment-First” policies of this Plan; and,
 - m) the proposal conforms to Section 51 (24) of the Planning Act, as amended.
- n) Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision or Condominium Agreement between the landowner and the Township will be required. The required agreement is to be completed to the satisfaction of Council and should ensure that the proponent assumes all financial responsibilities with respect to the development. It is anticipated that securities will be required to be posted for all road, service infrastructure, drainage site works to be completed as part of a subdivision, including landscaping and vegetation preservation.
- o) Condominium conversion is the change of an individually owned building to a condominium structure. This could include the conversion of rental apartments to condominium units, the conversion of a hotel or motel to condominium units or the conversion of a non-residential building to smaller condominium non-residential units.

- p) The Township recognizes that the maintenance of its rental housing supply is a priority. It is particularly important because rental housing is an important component of affordable housing in the Township.
- q) The Township understands that conversion of rental housing to condominium ownership has the potential to reduce the supply of affordable and entry level housing opportunities available to local residents.
- r) Where conversion of a residential rental property to condominium ownership is proposed, the proponent shall supply a rental housing analysis demonstrating that there will be no negative impact on the supply and affordability of rental housing within the Township.
- s) Applications for condominium conversion shall be supported with the following information:
- i. A Planning Report that details how the proposed development conforms to all applicable policy and regulations including Section 51 of the Planning Act;
 - ii. An Engineers Report in accordance with Section 9.4 of the Condominium Act. The requirements of the Engineering Report should be determined in consultation with the Chief Building Official for the Township and may include such items as a review of foundations, structural compliance, electrical systems, heating systems and other building utilities;
 - iii. A Sanitary and Water Systems Report shall be prepared to detail the current water and sewage services for the development;
 - iv. Where a condominium conversion is approved, the proponent shall be required to enter into an agreement with the Township including servicing agreements to ensure that on-site services are monitored and maintained at no expense to the Township; and,
 - v. any other information this is required by the Township to make a decision on the application.

- t) Council shall give consideration to the following when reviewing plans of subdivision or consent:
- i. the findings of all studies required through the complete application requirements set out in this Plan;
 - ii. confirmation of appropriate sewage and water servicing, stormwater drainage, fire protection, roads, utilities solid-waste collection and disposal, schools, libraries and parks without undue financial burden to the Township;
 - iii. a subdivision design which reduces the negative impact on surrounding land use, transportation system and natural environment;
 - iv. a subdivision design which creates walkable neighbourhoods, complete streets and enhances sense of place;
 - v. the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
 - vi. other requirements of Section 51(24) of the Planning Act.
- u) Council may pass by-laws to exempt part or all of a registered plan of subdivision from part lot control.
- v) The maximum total number of lots approved by the municipality on one property through consent shall be three. Proposals for new lots in excess of three shall be processed by plan of subdivision. To clarify, no more than three new lots can ever be created through consent on the original surveyed parcel of land.
- w) Consent approvals for the creation of new lots shall be able to apply conditions of approval and require road widening to both the retained and severed lands.
- x) The Township may impose such conditions to the approval of a plan of subdivision or condominium or granting of a consent as in the opinion of the

Township are reasonable, having regard to the nature of the development proposed, including a requirement:

- i. that such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
 - ii. that sufficient land, other than land occupied by buildings or structures, be dedicated to providing for the widening of the highway to such width as the Township considers necessary;
 - iii. that the owner of the land enter into one or more agreements with the Township dealing with such matters as the Township may consider necessary, including the provision of municipal or other services; and
 - iv. in the case of an application for approval of a description or an amendment to a description, as referred to in subsection 9 (2) of the Condominium Act, 1998, if the condominium will contain affordable housing units and if a shared facilities agreement will be entered into with respect to the condominium, whether under section 21.1 of that Act or otherwise, that the shared facilities agreement be satisfactory to the Township.
- y) The Township may impose as a condition to the approval of a plan of subdivision or consent that land be conveyed to the Township for park or other public recreational purposes, in accordance with the Planning Act. Alternatively, the municipality may require payment in lieu. For the purpose of determining the amount of any payment required, the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision or granting of provisional consent.

6.8 Community Improvement Plans

- a. Council may, by by-law, designate 'Community Improvement Project Areas', the boundaries of which may be the entire Township or part of the Township, as per the Planning Act.

- b. Community Improvement Project Areas will be identified on the basis of one or more of the following criteria:
- i. There is a known or potential environmental contamination which requires remediation;
 - ii. There are heritage buildings, structures or elements with architectural significance requiring maintenance and repair;
 - iii. There is an inadequate mix of housing, including affordable housing;
 - iv. There are deficiencies in the physical infrastructure such as water, sanitary sewers, streets, sidewalks, walkways, curbs, streetlights or utilities;
 - v. There are deficiencies in community services such as open spaces, parks, indoor or outdoor recreation facilities and social facilities;
 - vi. There is a presence of incompatible land uses;
 - vii. There are underutilized and vacant properties or buildings that have the potential for infill or development;
 - viii. There is an opportunity for cultural and tourism development; or
 - ix. There is a need for community enhancement and aesthetic enhancements such as streetscaping.

6.9 Complete Application and Pre-Consultation

- a) Council shall require applicants to consult with the municipality prior to submitting an application for an Official Plan Amendment, Zoning By-Law Amendment, Community Planning Permit, Site Plan Approval, Consent, Plan of Subdivision and Plan of Condominium. The pre-submission consultation meeting will be held with Township staff and any other government agency or public authority that the Township determines appropriate.
- b) The Director and their designate(s) may deem an application incomplete and refuse to accept an application that does not include all of the reasonably required supporting information or material, including, but not limited to:

- i. all applicable statutory requirements under the Planning Act, related regulations and policies, and Clean Water Act;
 - ii. required studies, reports, plans and/or drawings completed by a qualified professional in the respective field with expertise to complete the associated work scoped to specific project requirements, appropriate Terms of Reference and/or sufficient content quality standards as may be further defined through pre-application engagement with the Town;
 - iii. in the case of a large scale Official Plan Amendment application, a Zoning By-law Amendment application, a Draft Plan of Subdivision application and/or a Draft Plan of Condominium application, the consideration of a public consultation strategy in accordance with Town requirements (including but not limited to summarizing the results of at least one public engagement session and providing a matrix assessing any public comment, a response and any resulting changes to the proposal) in accordance with Town requirements;
 - iv. consultation with Indigenous communities where applicable;
 - v. consultation with key regulatory agencies as applicable;
 - vi. owner authorization;
 - vii. the prescribed application fee(s) and required securities/working deposit;
 - viii. a fees agreement or securities to cover all required peer review costs as well as all Tribunal costs where the municipality is in favour of the application;
 - ix. a County Official Plan Amendment application is filed and/or approved as required
 - x. a Secondary Plan is approved where required;
pre-submission engagement to determine scope and detail of required studies, reports and drawings required to evaluate the application
- c) The Studies, drawings, reports and other information required to be submitted as a component of a complete application may include, but are not limited to, any of the following:
- Active Transportation Report
 - Affordable/Attainable Housing Report
 - Aggregate Resource Assessment
 - Rental Housing Conversion Study
 - Air Quality Study

Archeological Impact Assessment/Review

Arborist Report

Building Elevation Drawings

Built Heritage & Cultural Heritage Landscape: Heritage Impact Assessments/Heritage Adaptive Re-Use and/or Preservation Plan

Commercial Market Study (Commercial Impacts)

Community Plan

Comprehensive Review

Cultural Heritage Impact Statements

Construction Management and Communications Plan

Contamination Management Plan

Cross-section Drawings/Profiles

D4 Study (Landfills and Dumps)

D-6 Compatibility Study

Decommissioning Report

Endangered and Threatened Species Habitat Studies / Other Wildlife habitat Studies

Electrical Economic Evaluation Plan

Employment Lands Study

Environmental Impact/Natural Heritage Study

Environmental Implementation Report

Environmental Site Assessment and/or Record of Site Condition

Erosion And Sediment Control Plan

Excess Soils And Materials Management Plan

Fiscal Study/Impact Analysis

Fish Habitat/Impact Study

Floodplain Assessment

Functional Servicing Report/Plan

Geotechnical /Soil Stability Report

Grading, Drainage and Stormwater Management Report

Growth Management Report

Heritage Impact Assessment/Review

Hydrogeological/Hydrology Study/Review

Illumination Study Lighting/Photometric Plan

Landscape Analysis

Landscape Plans

Lighting/Photometrics Plan

Market Impact Assessment

Master Block Plan

Master Environmental Servicing Plan

Mineral Aggregate Resources Studies (to identify potential reserves, feasibility of resource use or impact assessment re: proposed adjacent potentially incompatible uses)

Minimum Distance Separation (MDS) Calculation Report

Natural Hazards Studies

Neighborhood Plan

Noise and/or Vibration Impact Study

Odour and Dust Study

Parking Report/Analysis

Plan and Profile Drawings

Planning Needs/Justification Report

Prime Agricultural Area Identification Study

Property Value Appraisal Report

Public Consultation Strategy & Public Consultation Strategy
Comment/Response Matrix

Renderings 2 and 3 dimensional

Reference Plan

Road Assessment

Secondary Plan

Sewage System Development Report

Settlement Area Capability Study/Settlement Area Comprehensive
Review

Sun-Shadow Analysis

Site Plan / Site Plan Layout

Slope Stability Report

Snow Storage and/or Salt Reduction Study/Plan

Special Study

Spray Analysis - Golf Courses

Source Water Protection Area - Risk Assessment Report

Staging Plan

Subdivision Plan

Summary Comments/Response Matrix

Survey, Topographic, Boundary

Sustainability Analysis

Traffic Impact Study

Traffic Management Plan

Tree Inventory and Preservation Plan

Community Design Report (including Architecture and Streetscape
and Urban Design)

Urban Design And Architectural Control Guidelines

Urban Design Report

Vehicle Turning Movement Plan And Report

View and Vista Renderings

Visual Impact Assessment

Water Resource Management Report

Water Supply

Well Water Records

Wetland Evaluation Studies

Wind Study

- d) Additional drawings, studies and reports not listed may be required based upon the specific details of a given project proposal.
- e) Through the course of the review process for planning application(s) which has/have otherwise been deemed a Complete Application, additional reports, studies, maps, plans or other information may be required by the Town if circumstances necessitate the need for such information and material as part of the decision-making process.
- f) The costs associated with all required studies shall be borne by the applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be borne by the applicant.
- g) The Town encourages the preparation of terms of reference for any required study in consultation with Town staff and relevant agencies during the pre-submission engagement process. Studies with incomplete terms of reference and/or missing information may not be accepted and prevent an application from being deemed complete or result in a refusal recommendation.

6.10 Public Participation

- a. Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment or Zoning By-law Amendment that does the following:

- i. Changes the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections;
 - ii. Consolidates previously approved Official Plan or By-law Amendments in a new document without altering any approved policies or maps;
 - iii. Corrects grammatical or typographical errors in the Plan or By-law which do not affect the intent or affect the policies or maps;
 - iv. Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,
 - v. Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.
- b. In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the procedures of the Planning Act.
- c. The Township recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their Aboriginal or treaty rights. The Township intends to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making. The Township will appropriately and meaningfully engage with Indigenous communities in making planning decisions.

6.11 Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

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

Adjacent lands: in the context of applicable policy means

- a) for the purposes of policy those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 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;
- c) those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or 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
- d) those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Adverse effects: as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market 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 or restored; 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 are restored.

Agricultural System: A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together 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: means 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 accommodation for full-time farm labour 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: means those 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.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of mineral potential: means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

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: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or

commercial properties that may be underutilized, derelict or vacant. Built heritage resource: means 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 located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Comprehensive rehabilitation: means 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.

Comprehensive Review: For the purposes of settlement area boundary expansion or employment area re-designation, means an official plan review which is initiated by the *County* or Town, or an official plan amendment which is initiated or adopted by the *County* or Town, which:

- i. is based on a review of population and employment projections and which reflect projections and allocations by provincial plans and upper-tier municipalities, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
- ii. utilizes opportunities to accommodate projected growth or development through *intensification* and redevelopment and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
- iii. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
- iv. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
- v. confirms that sewage and water services can be provided; and,
- vi. considers cross-jurisdictional issues

Conserved: means 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. 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. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

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 evaluation procedures established by the Province 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. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered

for approval, only lands that have commenced the more detailed planning process are considered to be designated and available for the purposes of this definition.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

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;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.4(a), 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 policy 2.1.5(a).

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, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

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.

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.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

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

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 the 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, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water along river, stream and small inland lake systems, the flooding hazard limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the one hundred year flood; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

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

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 and flooding hazards along river, stream and small inland lake systems.

Floodway: 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 guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Green infrastructure: means 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, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

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

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of 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 sites: means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

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, multi-residential buildings. 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, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.

Hydrologic function: means 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: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

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

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

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

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons,

persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

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

- a) redevelopment, including the reuse of brownfield sites;
- 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.

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

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; 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 regional market area.

Major facilities: means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities and corridors 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. Approaches that are freight- supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future marine facilities.

Mine hazard: means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

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

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

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use

- in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site mineral aggregate resources prior to development occurring.

Mineral deposits: means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

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

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal transportation system: means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

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, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, 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: means 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. These systems can include 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.

Negative impacts: in the context of relevant policy means

- a) potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- d) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Normal farm practices: means 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.

Oil, gas and salt hazards: means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

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. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

One hundred year flood: for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous Stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water- associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or

- b) municipal water services or private communal water services combined with individual on-site sewage services.

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

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

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 of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: 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
- c) 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 where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

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

Private communal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or 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, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements: in the context of relevant policy means

- a) legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the Planning Act.

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

Quality and quantity of water: is 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.

Recreation: means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

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

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may

be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

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 centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the Nutrient Management Act, or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence 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.

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 runoff event.

Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside settlement areas and which are outside prime agricultural areas.

Sensitive: in regard to surface water features and ground water features, means areas 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.

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: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to woodlands, 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, and as further established in the policies of this Plan.
- c) in regard to other features and areas, 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;
- d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

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 needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to 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.

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 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.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Strip development is lot creation in the Rural Designation:

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

Strip development does not apply in the case of existing rural residential clusters where infilling and minor rounding out may occur.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, 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.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

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.

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.

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 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.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush 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, 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".

DRAFT

DRAFT

Section 7 – Site and Area-Specific Policies

Add exceptions and OPA's in list format

DRAFT

'A' Land Use - Township with Exception of Oak Ridges Moraine Conservation Plan Area

'B' Land Use - Oak Ridges Moraine Conservation Plan Area

'C' Land Use - Everett

'D' Land Use - Colgan

'E' Land Use - Loretto

'F' Land Use - Lisle

'G' Land Use - Hockley

'H' Land Use - Tioga

'I' Land Use - Rosemont

'J' Land Use - Glencairn

'K' Greenland System

'L' Roads and Road Widths

'M' Natural Hazards

'N' Source Water Protection

'O' Key Hydrologic Areas and Features

'P' Key Natural Heritage Features

'Q' Waste Management Areas and Assessment Areas

'R' Protected Aggregate Resources

DRAFT