Township of Adjala-Tosorontio

Staff Report

To:	**Mayor and Council**
Meeting Date:	September 9, 2026
Subject:	PLA 2026-020: Proposed modifications to the Township of Adjala-Tosorontio's adopted new Official Plan

Recommendation

THAT Staff Report PLA 2026-020 dated September 9, 2026 regarding Proposed modifications to the Township of Adjala-Tosorontio's adopted new Official Plan (May 13, 2026), be received; and

THAT Council endorse the proposed modifications to the adopted new Official Plan as identified in Staff Report PLA 2026-020; and

THAT Township Planning staff advise the County of Simcoe in writing that the Township is requesting that its adopted new Official Plan be approved with the modifications identified in Staff Report PLA 2026-020.

Purpose/Background

On May 13, 2026, Township Council adopted a new Township of Adjala-Tosorontio Official Plan through the passing of By-law No. 2026-020. The legislated adoption record for the new Official Plan was sent to the County of Simcoe on May 26, 2026, as the approval authority for local Official Plans. The County confirmed in writing that it had received a complete adoption record on June 16, 2026.

The County has 120 days to review and either approve, approve with modifications, or refuse to approve the Official Plan or parts thereof. County Planning staff has completed its review of the adopted Official Plan and has identified required modifications to certain policies and map schedules. The modifications are required to ensure the document is consistent with current legislation and the Provincial Planning Statement, 2024; and conforms to the County of Simcoe Official Plan.

Analysis and Discussion

On August 24, 2026, the Township received a letter from the County of Simcoe confirming that County Planning staff had completed their review of the adopted new Official Plan and included a table identifying the required modifications to the Plan. The table specifically identifies the Official Plan policy or map schedule to be modified, and the reason why the modification is required. Please see Attachment 1 to this Report. The determination of the required modifications to the new Official Plan was a collaborative effort between County and Township Planning staff.

One of the modifications that impacts the Land Use Plan Schedules A-2 and A-3 relates to the identification of existing institutional and commercial land uses in the prime agricultural area. Rather

than identifying these properties with an Institutional or Commercial designation which is how they are currently shown on the adopted Schedules A-2 and A-3, the modification will be to identify these properties with an Agricultural Site-Specific Exception designation. These properties will be subject to a site-specific policy to be included in Agricultural Section 3.1.7 of the new Official Plan that recognizes and permits the continued use of the lands for the existing non-agricultural uses.

Based on new information or the recognition of a mapping error, the designations of a few properties on Schedules A-2 and A-3: Land Use Plan were changed to the correct designation.

Several policies and definitions were modified to reference the new Species Conservation Act, 2025 and the Protected Species in Ontario List. The Species Conservation Act replaced the Endangered Species Act.

There are two non-decisions proposed relating to the land area currently shown as the Tioga settlement area on County of Simcoe Official Plan Schedule 5.1 Land Use Designations. The non-decisions are required as the Township has an outstanding appeal before the Ontario Land Tribunal regarding the identification of Tioga as a settlement area. Currently, Schedule A-3: Land Use Plan and Schedule C-3: Natural Heritage System as adopted, do not conform to the County Official Plan. When the appeal is resolved and Tioga is no longer identified as a settlement area, Schedules A-3 and C-3 can be revised as necessary, and a subsequent decision will be made by the County to approve the updated schedules. The Township's appeal and the need for these non-decisions to the adopted new Official Plan were previously considered by Council at its August 12, 2026 meeting through its approval of the recommendations in Staff Report PLA 2026-015 and the passing of Resolution Number RES-2026-186.

All of the text modifications identified in Attachment 1 to this Report have also been included in a track changes version of the adopted new Official Plan which is included as Attachment 2 to this Report. Any formatting or spelling errors have also been flagged for correction. Township Planning staff will work with its mapping consultant to make the necessary revisions to the map schedules as identified in Attachment 1 to this Report which will be provided to the County for approval purposes.

Strategic Plan Alignment

This aligns with the following Strategic Plan Pillar(s):

- Operations and Good Governance
- Financial Sustainability
- Community Vitality and Planning
- Communications
- Infrastructure
- Environmental Sustainability

Next Steps

Upon Council confirming their support for the proposed modifications to the adopted new Official Plan, Township Planning staff will advise the County of Simcoe in writing that the Township is requesting that its adopted new Official Plan be approved with the agreed upon modifications.

Conclusion

The modifications as identified in Attachment 1 to this Report are supported by Township Planning staff. The modifications are required to ensure consistency with current planning legislation and the Provincial Planning Statement; to conform with the County of Simcoe Official Plan; and to correct minor formatting or spelling errors. A significant amount of work has been completed to comprehensively update the Township's Official Plan as part of the Section 26 Official Plan update exercise and to achieve the Township's vision for the growth of the municipality over the next 25 years. Township Planning staff are recommending Council's endorsement of the proposed modifications to the adopted new Official Plan and that the County of Simcoe be advised of that support. It is anticipated that County Planning staff will bring a report to County Council recommending approval of the modified adopted Official Plan this fall.

Attachments:

Attachment 1 - County of Simcoe proposed modifications to the adopted new Official Plan (August 24, 2026)
Attachment 2 - Track changes modifications to the Township's adopted new Official Plan

Prepared By: Greg Marek, Manager of Planning

Approved By:

Robin Reid, Director of Corporate Services/Clerk	Approved - 26 Aug 2026
Debbie Anderson, Director of Building, Planning and By-law/ CBO	Approved - 26 Aug 2026
Brent Andreychuk, Director of Finance/ Treasurer	Approved - 27 Aug 2026
Christopher Kalimootoo, CAO	Approved - 27 Aug 2026

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August 24, 2026 *Transmitted Via Email Only*

Attention: Greg Marek, Manager of Planning Services

Township of Adjala-Tosorontio
7855 30th Sideroad Alliston, ON L9R 1V1
P: (705) 434-5055 ext. 241

RE: Proposed Modifications to the Adopted Township of Adjala-Tosorontio Comprehensive Official Plan
Township By-law No.: 2026-020
County File No.: AT-OP-2601

I am pleased to inform you that County of Simcoe staff have completed their review of the Township of Adjala-Tosorontio Official Plan Adopted on May 13, 2026, forwarded to the County on May 26, 2026.

In collaboration with Township of Adjala-Tosorontio staff, the County is pleased to inform you we are recommending an approval of the Official Plan, with modifications, this coming fall.

Attached is a chart listing all of the proposed modifications along with the justification for each modification. This letter confirms the proposed modifications and is seeking Council endorsement of those modifications prior to final approval.

As the County worked closely and collaboratively with Township staff, the modifications included are both clerical and related to conformity with the Provincial Planning Statement, 2024, and Simcoe County Official Plan.

If you have any questions or require additional information, please feel free to contact Julie Nolan, Planning Program Supervisor at 705-726-9300 x. 1540 or email julie.nolan@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

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Julie Nolan, MCIP RPP
Planning Program Supervisor,
Innovation and Acceleration

cc: Tiffany Thompson, Manager of Planning – County of Simcoe
Dan Amadio, Manager of Planning – County of Simcoe
Nathan Westendorp, Director of Planning / Chief Planner – County of Simcoe
Debbie Anderson, Director of Planning – Township of Adjala-Tosorontio

Attached to email:

Track changes modifications Adjala-Tosorontio proposed new Official Plan

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Township of Adjala-Tosorontio Adopted New Official Plan - May 13, 2026
Modifications Tracking Chart

#	Modification	Comment	Reason or justification for modification
1	Grammatical errors and spelling.	Various grammatical and spelling errors have been fixed throughout this document.	Various grammatical and spelling mistakes have been edited and are not considered a 'modification' to the document, but rather make up small administrative improvements for the readability of this document.
2	Sections: 3.1.3.2 3.2.3.2 3.3.3.2 3.4.3.2 3.6.3.2 3.7.3.2 3.8.3.2 3.9.1 3.9.3.2 3.10.3.2 3.13.3.1.2 3.13.3.2.3 3.14.4.5	The word 'legally' has been added to "existing uses…" in these sections of the Official Plan. In addition, the phrase "and the County of Simcoe Official Plan" has also been inserted.	The change highlights that legally existing and established uses may be carried forward through site-specific zoning. The change is to ensure conformity and to not incur undue hardship for those uses already legally existing. It also ensures no further degradation of the designation where some uses are no longer permitted, and that conformity is maintained with the County of Simcoe Official Plan.
3	Section 3.1.5.4	The entire policy has been deleted.	Policy is already addressed through

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			permitted uses policy 3.1.3.2.
4	Section 3.1.6.1.ii.	The following sentence has been added "Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;"	Policy modified to conform to County Official Plan policy 3.6.7 b).
5	Section 3.1.6.1.iii.	The word 'residential' has been inserted.	To increase clarity for the reader.
6	Section added 3.1.7.2	New Agricultural Site Specific Exception Policy added as follows: "7855 30th Sideroad Adjala Part of Lot 30, Concession 6, Adjala (Roll#430101000308110) (Schedule A-2) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be public uses, including a municipal centre, park, and recreational lands."	Site-specific policy added to recognize an existing institutional use. This new site-specific Agricultural Exception designation replaces the Institutional designation shown on the adopted Schedule A-2: Land Use Plan.
7	Section added 3.1.7.3	New Agricultural Site Specific Exception Policy added as follows: "4894 County Road 50, North Part of Lot 32, Concession 5, Adjala (Roll#430101000305800) (Schedule A-2) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be commercial uses in the form of a service station, variety store and restaurant."	Site-specific policy added to recognize an existing commercial use. This new site-specific Agricultural Exception designation replaces the Commercial designation shown on the adopted Schedule A-2: Land Use Plan.
8	Section added 3.1.7.4	New Agricultural Site Specific Exception Policy added as	Site-specific policy added to recognize an

		follows: 8011 Highway 89, West Part of Lot 32, Concession 5, Adjala (Roll#430101000305700) (Schedule A-2) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be commercial uses in the form of a self-storage facility."	existing commercial use. This new site-specific Agricultural Exception designation replaces the Commercial designation shown on the adopted Schedule A-2: Land Use Plan.
9	Section added 3.1.7.5	New Agricultural Site Specific Exception Policy added as follows: "4791 Concession Road 5 Adjala Part of Lot 31, Concession 5, Adjala (Roll#430101000305300) (Schedule A-2) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be a place of worship, cemetery, residence, and accessory uses."	Site-specific policy added to recognize an existing institutional use. This new site-specific Agricultural Exception designation replaces the Institutional designation shown on the adopted Schedule A-2: Land Use Plan.
10	Section added 3.1.7.6	New Agricultural Site Specific Exception Policy added as follows: "8392 Church Hill Road, Adjala Part of Lot 31, Concession 5, Adjala (Roll#430101000302500) (Schedule A-2) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be a cemetery and accessory uses."	Site-specific policy added to recognize an existing institutional use. This new site-specific Agricultural Exception designation replaces the Institutional designation shown on the adopted Schedule A-2: Land Use Plan.
11	Section added 3.1.7.7	New Agricultural Site Specific Exception Policy added as follows: "9078 Highway 89, Part	Site-specific policy added to recognize an existing institutional

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		of Lot 1, Concession 1, Tosorontio (Roll#430102000101100) (Schedule A-3) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be a cemetery and accessory uses."	use. This new site-specific Agricultural Exception designation replaces the Institutional designation shown on the adopted Schedule A-2: Land Use Plan.
12	Section added 3.1.7.8	New Agricultural Site Specific Exception Policy added as follows: "6070 County Road 15, East Part of Lot 10, Concession 7, Tosorontio (Roll#430102000317800) (Schedule A-3) Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-3 Land Use Plan, shall be a commercial use in the form of a service station."	Site-specific policy added to recognize an existing commercial use. This new site-specific Agricultural Exception designation replaces the Commercial designation shown on the adopted Schedule A-3: Land Use Plan.
13	3.3.5.1, Lot Creation	Inserted the words "Greenlands Overlay Section 3.14"	For further clarification, that any lot creation in the Rural Residential designation would still be subject to the Greenlands Overlay and in conformity with County Greenlands policies.
14	Sections added: "3.6.6 Site Specific Exceptions" and a new subsection "3.6.6.1 7191 Concession Road 3"	Site Specific Exception 3.6.6.1 added as follows: "7191 Concession Road 3, Part of West Half of Lot 20, Concession 3, Tosorontio (Silver Brooke Golf Course) (Roll#430102000406800) (Schedule A-3) Notwithstanding	To update Schedule A-3: Land Use Plan and add a site-specific Open Space – Recreation designation to ensure the Official Plan conforms to

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		the policies of Section 3.6.3, the permitted uses on the subject lands, as designated on Schedule A-3: Land Use Plan, shall be a golf course and related facilities, agriculture, and reforestation.	Ontario Municipal Board Decision dated Sept. 08, 2009 for Case PL070218
15	Section 3.12.5.1	Revise "Endangered Species Act," to "Species Conservation Act"	Endangered Species Act repealed and replaced with Species Conservation Act.
16	Section 8 Definitions	Revise "Endangered Species Act, 2007" to "Species Conservation Act, 2025"	Endangered Species Act repealed and replaced with Species Conservation Act.
17	Definitions	Updated various definitions to change language from "Species at Risk in Ontario List" to the reference "Protected Species in Ontario List: Definitions updated: Endangered species Threatened species Habitat of endangered species and threatened species	The Ontario Reg. 60/26 now refers to the "Protected Species in Ontario List".
18	Schedule A-2: Land Use Plan Schedule A-3: Land Use Plan Schedule A-5: Land Use Plan, Highway 89 Employment Lands Schedule B-7: Land Use Plan, Rosemont	Lands designated as 'Commercial', 'Light Industrial', and 'Institutional' within the SCOP Agricultural designated areas to change to Agricultural – Site Specific Exception.	Conformity issues with land designations not aligned with County plan. Exception helps zoning consistency issue in future.
19	Schedule A-3: Land Use Plan	Change designation of property with municipal address 7191 Concession Road 3	Updates required so the Official Plan conforms to Ontario Municipal

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		(Roll#430102000406800) from Agricultural to Open Space – Recreation Subject to Section 3.6.6.1	Board Decision dated Sept. 08, 2009 for Case PL070218
20	Schedule A-3: Land Use Plan	Change designation of property with municipal Roll #430102000406803 from Agricultural to Rural Residential.	Updates required so the Official Plan conforms to Ontario Municipal Board Decision dated Sept. 08, 2009 for Case PL070218
21	Schedule A-3: Land Use Plan	Change designation of property with municipal address 8912 County Road 12 (Roll#430102000402500) from Institutional to Agricultural.	The property was proposed to be designated Institutional as the property includes a historic church. The property has recently been sold to an individual who has applied to and received permission from the Township for a change of use to residential. Institutional uses are no longer permitted on the property. The property is currently designated Agricultural in the in-force Township Official Plan (Consolidation 2000)
22	Schedule A-3: Land Use Plan	Change designation of property with municipal address 8977 32 Sideroad Tosorontio (Roll#430102000501600) which lands are outside of the settlement area from Open Space – Conservation to	Correcting unintentional mapping error to conform to County Official Plan.

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		Agricultural. Greenlands Overlay to remain.	
23	Schedule A-3: Land Use Plan	Identify the land area currently shown as the Tioga settlement area on Schedule 5.1 Land Use Designations to the County Official Plan as "Non-decision Lands".	Non-decision required as the Township has an appeal before the OLT regarding the identification of Tioga as a settlement area, and Schedule A-3 Land Use Plan does not currently conform to the County Official Plan.
24	Schedule A-4: Land Use Plan, Oak Ridges Moraine Conservation Plan	For lands within the Colgan settlement area that are part of the Oak Ridges Moraine Conservation Plan Area, change the colour to orange to represent the Rural Settlement ORMCP Land Use Designation.	Change required to conform to Oak Ridges Moraine Conservation Plan.
25	Schedule B-3: Land Use Plan, Glencairn	Change designation of property with municipal address 8977 32 Sideroad Tosorontio (Roll#430102000501600) which lands are outside of the settlement area from Open Space – Conservation to Agricultural. Greenlands Overlay to remain.	Correcting unintentional mapping error to conform to County Official Plan.
26	Schedule C-3: Natural Heritage System	Identify the land area currently shown as the Tioga settlement area on Schedule 5.1 Land Use Designations to the County Official plan as "Non-Decision Lands".	Non-decision required as the Township has an appeal before the OLT regarding the identification of Tioga as a settlement area, and Schedule C-3 Natural Heritage System does not

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			currently conform to the County Official Plan.
27	Schedule D: Natural Hazards	Add "CA Regulated Slope (Erosion Hazard)" to lands within the Toronto and Region Conservation Authority (TRCA) watershed.	Layer inadvertently omitted from TRCA watershed.

Township of Adjala-Tosorontio

Official Plan

Adopted by the Council of the Township of Adjala-Tosorontio through the passing of By-Law 2026-020 on May 13, 2026

Township of Adjala-Tosorontio

Land Acknowledgement

The Township of Adjala-Tosorontio is situated on lands within Treaty 18 being the traditional territory of the Anishinaabeg peoples, including the Ojibwe, Odawa and Pottawatomi Nations, collectively known as the Three Fires Confederacy. This land is home to many diverse First Nations, Inuit and Métis peoples.

We acknowledge Indigenous Peoples as stewards of the land and we honour their resilience as well as their culture, and of our shared respect for the lands, plants, animals and waterways, which sustains us all.

We recognize the injustices against Indigenous Peoples and are mindful that the decisions of government impact our shared land and all the inhabitants.

We commit to reconciliation as a journey, foster Indigenous cultural awareness and educational opportunities; establish respectful and healthy relations with Indigenous Peoples; continue to steward the land and its inhabitants; and to cultivate an inclusive community for all.

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1. Introduction

1.1 Purpose of the Plan

This Official Plan is a statement of the goals, objectives and land use policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Township of Adjala-Tosorontio during the planning period.

The purpose of the Plan is:

1. To implement the direction provided in the Township's Strategic Plan and achieve the Township's Vision;
2. To provide direction to Council, Committees appointed by Council, and municipal Departments that are responsible for community-building decisions, and will also serve as a guide to local citizens and businesses;
3. To encourage *development* that achieves a balanced ratio between residential, farm and commercial-industrial assessment;
4. To encourage *settlement areas* 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 where possible, enhanced by such *development*;
5. To provide recreational resources that are accessible to all residents and visitors;
6. To preserve the *prime agricultural area* and establish a diverse agricultural economy, recognizing its primary importance to the Township;
7. To maintain and enhance the historical 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;
8. 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 natural hazards such as flooding and erosion;
9. To ensure that land use planning within the Township contributes to the protection, maintenance and enhancement of ground and surface water resources, on an integrated *watershed* management basis;

10. To recognize the need for effective environmental protection and management measures to ensure environmental sustainability;
11. To recognize the importance of protecting and enriching the cultural heritage of the Township;
12. To promote public and stakeholder input and involvement in shaping the future of the Township by engaging intentionally with all community members, and to maintain and enhance the quality of life for all residents;
13. To maintain and enhance the fiscal sustainability of the Township; and
14. To provide a basis for preparing zoning and other by-laws which will implement the land use policies of the Plan.

1.2 Vision

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 residential, 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. Population and employment growth will be directed to the Township's *settlement areas* and employment lands.

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.

The Township recognizes that the *development* process is a cooperative venture between the municipality and the development industry.

1.3 Structure of the Plan

The Official Plan is organized into nine key parts, each addressing a critical aspect of the Township's planning Vision:

Section 1 – Introduction
Outlines the purpose, Vision, structure, legislative and policy basis of the Plan, and historical settlement of the Township.

Section 2 – Grow
Directs where and how growth and *developmen*t is to occur to support sustainable, complete and resilient communities.

Section 3 – Land Use Designations
Identifies permitted uses and development policies for each land use designation, along with site-specific exceptions.

Section 4 – Preserve
Focuses on the wise use and management of resources within the Township.

Section 5 – Protect
Directs development away from natural and man-made hazards to protect public health and safety, and to avoid property damage.

Section 6 – Connect
Promotes connectivity through transportation, *infrastructure*, *public service facilities*, and community networks.

Section 7 – Implement
Provides tools and processes to ensure the Plan's policies are effectively applied.

Section 8 – Definitions

Section 9 – Schedules
The Schedules are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan, and are organized as follows:

Schedule A: Municipal Structure
Schedule A-1: Land Use Plan

Schedule A-2: Land Use Plan
Schedule A-3: Land Use Plan
Schedule A-4: Land Use Plan, Oak Ridges Moraine Conservation Plan Area
Schedule A-5: Land Use Plan, Highway 89 Employment Lands
Schedule B-1: Land Use Plan, Colgan
Schedule B-2: Land Use Plan, Everett
Schedule B-3: Land Use Plan, Glencairn
Schedule B-4: Land Use Plan, Hockley
Schedule B-5: Land Use Plan, Lisle
Schedule B-6: Land Use Plan, Loretto
Schedule B-7: Land Use Plan, Rosemont
Schedule C-1: Natural Heritage System
Schedule C-2: Natural Heritage System
Schedule C-3: Natural Heritage System
Schedule D: Natural Hazards
Schedule E-1: Source Water Protection, Wellhead Protection Areas
Schedule E-2: Source Water Protection, Significant Groundwater Recharge Areas
Schedule E-3: Source Water Protection, Highly Vulnerable Aquifers
Schedule F: Mineral Aggregate Resources
Schedule G-1: Transportation System (South)
Schedule G-2: Transportation System (North)

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, Committees and Council, as well as 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", "will") establish clear requirements or prohibitions, such as "*settlement areas* shall be the focus of growth and *development*" or "*development* and *site alteration* will not be permitted in *significant* natural heritage features."

Supportive policies (e.g., “should”, “promote” or “encourage”) offer guidance and encourage best practices while allowing for flexibility in context-specific discretion.

3. The choice of language reflects the intended strength and flexibility of each policy, ensuring clarity in implementation. The interpretation policies of Section 7 - Implement provide further guidance on how to apply the Plan effectively.

1.5 Legislative & Policy Context

1. In preparing this Plan, the Council of the Township of Adjala-Tosorontio has had regard for matters of Provincial planning interest pursuant to the *Planning Act* and has also been consistent with the policies of the Provincial Planning Statement (PPS), 2024, as amended.
2. This Plan is deemed to conform to the policies of the Provincial Oak Ridges Moraine Conservation Plan, and the applicable Provincial Source Protection Plans.
3. This Plan, as amended, is deemed to conform with the County of Simcoe Official Plan, which came into effect December 2016, and further consolidated February 2023.
4. The policies of the Province of Ontario and the County of Simcoe shall be applied in the consideration of any planning application.

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

1.6 Township and Settlement Area Historical Context

The Township of Adjala-Tosorontio was established as a single municipality in 1994 through the *County of Simcoe Act*, 1993, which directed the amalgamation of the former Townships of Adjala and Tosorontio, along with a small part of the Township of Sunnidale, that was oriented to the hamlet of Glencairn. This was a defining moment that continues to shape present-day governance and administration.

The pre-amalgamated Townships each carry their own distinct pioneer-era stories, with settlement and communities developing in ways that still influence local identity today.

At the same time, the story of this place begins far earlier. For thousands of years before European settlement, the lands now known as Adjala-Tosorontio were home to Indigenous peoples including the Wendat and the Anishinaabeg - Ojibwe, Odawa, and Pottawatomi (the Three Fires Confederacy). This foundational history matters because settlement, surveying, farming, forestry, roads, and later municipal structure unfolded on Treaty lands

within a much longer Indigenous timeline of stewardship and relationship to waterways, plants, animals, and place.

This brief historical context cannot capture the full breadth of the lands and all those who have shaped the Township, but they are offered in the spirit of acknowledgement and respect for the Township's history.

Settlement began in the early 1800s following the surveying of the original Townships, with many local communities reflecting Irish, English and Scottish heritage.

Much of the lands within the Township were given to United Empire Loyalists for their devotion to the Crown during the American War of Independence. Other lands were given to the Canada Company and some areas being identified as Clergy Reserves.

Agriculture and forestry have been a significant industry in the Township since its earliest of days. Timber, livestock, and cash crops including tobacco, have all contributed to the development of the Township.

The first local weekly newspaper, the "South Simcoe Observer" was established in 1865 and was edited and printed by George Powell Hughes from Keenansville. The publication was circulated far and wide. It was later renamed "The Cardwell Sentinel". A branch office of the Montreal Telegraph Company was also located in the same building as the newspaper.

The Hamilton and North-Western Railway was established in 1878 connecting the communities of Glencairn, Lisle, Tioga, and Everett to settlements such as Creemore and Collingwood to the north, and Alliston, Beeton and Tottenham to the south.

Canadian Forces Base (CFB) Borden was established in 1916 during the First World War. It has been a key training hub for the Canadian Armed Forces ever since.

Earl Rowe Provincial Park opened in 1964. The park is 312.42 ha (772.0 acres) in size and offers a variety of recreational activities to residents and visitors each year.

The Township has seen gradual, steady, and constant progress over the past two centuries, and is positioned to experience continued residential community and employment growth over the decades to come.

1.6.1 Colgan

In the 1820's many settlers from Ireland began to pioneer in the Colgan area where a Catholic church was soon built to meet the pastoral needs of the increasing number of area residents. St. James Colgan is the 4th parish to be established in the Toronto Archdiocese and is the mother church of all the parishes established in South Simcoe

County and far beyond from King City in the south-east to Owen Sound in the north-west. The first Post Office in the village was opened in June 1879. The village was named either in honour of the first Postmaster Thomas Colgan, or after John C. Colgan who settled here in the 1820's, and who was a poet who wrote under the pen name of "Fagan".

1.6.2 Everett

The settlement of Everett was established in 1868 and a Post Office opened in 1869. The village was originally situated further east (known as "Old Everett") but relocated in 1878 to its present site on the line of the Hamilton and North-Western Railway. Everett is said to have been named after the English birthplace of the first Postmaster Thomas Gordon's father. In 1873, the population numbered approximately 80 inhabitants. About five years later with the coming of the railway, the community became the business centre of the Township eventually boasting two banks, grain elevators and shops. In 1894, the Everett School S.S. No. 4 was constructed at the southwest corner of Lot 11, Concession 4 on a one-acre lot.

1.6.3 Glencairn

One of the defining natural features of Glencairn is the Mad River, which helped shape early settlement and supported water-powered milling alongside local farming. In 1840, Marshall N. Stephens arrived in the area and later operated the grist-mill and the first general store. The first Post Office in the village was opened in April 1865. The village was also known by "Hog Back". The settlement as it is currently named, was named after James Cunningham, Earl of Glencairn, in 1867. Cunningham was a patron of Scottish poet Robert Burns. Local children attended the Glencairn School S.S. No 6 located at the northwest corner of Lot 30, Concession 1.

1.6.4 Hockley

The Hockley Post Office was opened August 1, 1863, within the Hockley Hotel and General Store. The General Store was also a tavern and half-way house. Various other businesses were established including a sawmill. The Nottawasaga River, just west of the village, was a main attraction. The St. James Anglican Church was established in 1891 and built by the Hockley people themselves. Children attended the Hockley School S.S. No. 7 originally located at the north end of Hockley Village.

1.6.5 Lisle

The village was first named "Forest Lea" by Thomas Crosbie, and then renamed "New Airlie". New Airlie was often confused with a nearby place named "Airlie", and therefore the

village was renamed “Lisle”. Lisle may have been named after a popular nineteenth century song of the time, “Annie Lisle”. The Hamilton and North-Western Railway was built in the area around 1878, resulting in the village growing as a shipping centre for lumber, wood, grain and other produce. The first Post Office was opened on August 1, 1878. The first store was established in 1878 and the first public school, S.S. No. 5, a roughcast building constructed in 1880. The St. James’ Episcopal Church was built around 1887.

1.6.6 Loretto

The Community was first called Athlone and then changed to Loretto in 1864 after the hill town named Loreto in Italy. The first Post Office opened in 1864 and was situated on the northeast corner of the village. In 1873, the settlement contained approximately 90 inhabitants. The horse and buggy was the main form of transportation connecting communities of the time. Children attended the Loretto School S.S. No. 4. The historic Loretto Inn and Tavern was built in 1873 and continues to operate in the community to this day.

1.6.7 Rosemont

The village was originally settled in the 1830’s and is believed to have been named after a place in Co. Dublin, Ireland, although some scholars have suggested that it was named after wild roses growing on the nearby hills. By 1860, the village had grown significantly, in part due to the increased road traffic that passed through on a regular basis. The first Post Office opened in 1861. By 1873, the village contained a telegraph office and eight or nine stores. The population numbered approximately 150 inhabitants. The village contained a cheese factory which also produced butter.

2. Grow

2.1 Approach

The Adjala-Tosorontio Official Plan is a high-level planning policy document that contains the Township's goals, objectives and policies to guide growth and manage change over a 25-year planning horizon to the year 2051. The Official Plan will provide the necessary direction to ensure new *development* and *redevelopment* contributes to sustainable *complete communities*, improves the commercial/industrial tax base, increases local job opportunities, and builds community identity.

2.2 Objectives

The intent of this Official Plan 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 shall:

1. Identify a strategy for balanced, sustainable growth based on a hierarchy of *settlement areas* in the Township;
2. Direct the majority of new residential growth to the Urban 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*;
3. Direct limited growth to the Rural Settlement Areas through infill and *intensification*, and only where planned or available *sewage and water services* and transportation *infrastructure*, can accommodate *development* efficiently, cost-effectively, and in an environmentally sustainable manner;
4. Promote the creation of distinct, pedestrian-oriented *strategic growth areas* within the Urban Settlement Areas, 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;
5. Foster the development of *complete communities* by supporting a range of housing types, including accessible and *affordable* housing to meet the diverse needs of current and future residents;
6. Promote *development* forms and patterns which minimize land consumption and servicing costs, while supporting climate change mitigation and adaptation;

7. Develop a *compact built form* appropriate to the context of each community that promotes the efficient use of land and provision of municipal water and wastewater services, stormwater management, as well as a mix of land uses including residential, retail, workplace and institutional uses;
8. Ensure development of compact, well-designed, high-quality built form that is sustainable, inclusive, and supports opportunities for *active transportation*;
9. Encourage the development of small-scale, conveniently located commercial services within the Rural Settlement Areas that are compatible with the character, scale, and servicing capacity of these communities;
10. Promote the development of the Highway 89 Employment Lands to enhance local job opportunities and economic development;
11. Encourage a comprehensive review approach for any *settlement area* boundary expansion or *intensification* proposals, in consultation with the County of Simcoe;
12. Affirm 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 Township, County, and Provincial planning objectives; and
13. Require applicants seeking *Planning Act* application approvals to demonstrate, through comprehensive Planning Justification Reports and supporting technical studies, that:
    i. The proposed *development* is consistent with the Provincial Planning Statement, the Oak Ridges Moraine Conservation Plan, and aligns with the County of Simcoe Official Plan;
    ii. The *development* contributes positively to the Township's settlement structure, economic development, and housing diversity objectives, including the provision of accessible and *affordable* housing;
    iii. Servicing capacity is available, or can be provided in a cost-effective, coordinated, and sustainable manner;
    iv. The proposal does not compromise *prime agricultural lands*, *significant* environmental features, or cultural heritage resources; and
    v. The *development* is compatible with the existing and planned context of the community.

2.3 Hierarchy of Settlement Areas

The Township has seven (7) *settlement areas* being the communities of Colgan, Everett, Glencairn, Hockley, Lisle, Loretto, and Rosemont. A hierarchy of settlements as shown on Schedule A: Municipal Structure has been established to implement the Township's growth management strategy by defining the role and function of the two settlement area types, being "Urban Settlement Areas" and "Rural Settlement Areas".

2.4 Urban Settlement Areas

The Township's Urban Settlement Areas will be the focus of growth and *development* within the Township. New *development* within the Urban Settlement Areas shall generally occur on *municipal sewage services* and *municipal water services*. A mix of existing and planned residential, recreational, commercial and institutional uses will contribute to the development of these *settlement areas* into *complete communities*. The communities of Colgan and Everett are designated as Urban Settlement Areas on Schedule A: Municipal Structure.

2.4.1 Objectives

1. It is the objective of this Plan that the Urban Settlement Areas shall:
    i. Be developed as compact, complete, and connected communities, serving as focal points for residential, commercial, recreational, and institutional uses;
    ii. Accommodate the majority of new growth and *development* in a manner that respects and maintains the unique historical character of each Urban Settlement Area and of existing residential neighbourhoods;
    iii. Provide appropriate locations so that new *development* can be efficiently developed on both *municipal water services* and *municipal sewage services*; and
    iv. Serve as primary *settlement areas* with an appropriate range and mix of land uses that will continue to foster the growth of *complete communities*.

2.4.2 Development Policies

1. *Development* shall occur in accordance with the Sewage and Water Services policies in Section 6.7 of this Plan.
2. *Development* should be contiguous with existing built-up areas.

3. New *development* shall provide any necessary municipal *infrastructure* including water and wastewater services, roads, *active transportation* facilities, stormwater management facilities, dark-sky compliant street lighting, trees, parks and public spaces, and additional landscaping as determined by the Township.

4. New *development* shall also address:
    i. Energy and water conservation measures, including *low impact development*;
    ii. Integration of paths, trails, and bicycle routes to support walkable and active communities;
    iii. Protection of *natural heritage features and areas* to maintain ecological and hydrological integrity;
    iv. Public safety considerations, including impacts on emergency services (police, fire, paramedics); and
    v. Public access to open spaces and parks.

5. *Development* shall avoid *hazardous lands* and *hazardous sites* in accordance with Provincial standards, the policies of this Plan, and the requirements of the applicable Conservation Authority.

6. Where feasible, clean energy systems (e.g., geo-exchange, heat recovery, cogeneration) shall be incorporated.

7. A range of housing types, including detached, semi-detached, townhouses, and apartments, shall be provided.

8. 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.

9. The inclusion of *additional needs housing* and life-cycle *housing options* within *development* shall be encouraged.

10. *Development* shall be compatible with adjacent built form and character through appropriate siting, design, massing, height, and landscape treatments.

11. Streetscapes shall enhance a sense of place and reflect the small-town character of the Urban Settlement Area and the Township.

12. *Urban agriculture* initiatives shall be supported to enhance local food self-sufficiency in all forms of *development*.
13. *Infrastructure* to support local food distribution and processing shall be prioritized where appropriate.
14. *Development* shall incorporate shading features and natural landscapes to reduce sun exposure.
15. New *development* and *redevelopment* shall promote accessibility for residents and visitors of all ages and of all ability levels.
16. Commercial buildings that incorporate an accessory residential use, such as a dwelling unit on an upper floor and live–work units, will generally be permitted in the Commercial designation, or within an identified *strategic growth area*.
17. The Township may permit reduced parking requirements to facilitate the provision of *affordable* and attainable housing, to facilitate the adaptive re-use of an existing building, in the establishment of new school sites that are co-located with other community uses, or in other circumstances where additional parking is not considered necessary or where a reduction is considered appropriate.
18. Where authorized under the *Planning Act*, the Township may use Site Plan Control, architectural control, design guidelines, and any other instruments at its disposal:
    i. To ensure that new *development* and *redevelopment* is compatible with the historic character of adjacent properties and the surrounding area;
    ii. To develop main streets as compact areas with street-oriented frontages that promote pedestrian access; and
    iii. To promote the retention of distinctive architectural features and features of cultural heritage value or interest, wherever possible.
19. Notwithstanding the overall intent of this Official Plan to direct major development to Urban Settlement Areas, certain commercial and industrial uses may be directed away from Urban Settlement Areas to areas that are more appropriate for such uses, such as the Highway 89 Employment Lands shown on Schedule A-5 to this Plan.

2.5 Rural Settlement Areas

The Township's Rural Settlement Areas are primarily small residential communities intended to serve as secondary centres that have limited potential for growth, which is dependent on the availability of appropriate *sewage and water services*. New *development* will generally be directed towards the larger Urban Settlement Areas. The communities of Glencairn, Hockley, Lisle, Loretto and Rosemont are designated as Rural Settlement Areas on Schedule A: Municipal Structure.

2.5.1 Objectives

1. Accommodate limited new growth and *development* as a logical extension of the existing built form;
2. *Development* shall be appropriate to the availability of *sewage and water services*;
3. Develop new retail and commercial uses to support the existing community;
4. Allow infilling and *intensification* in a manner that respects and maintains the unique historical character of each Rural Settlement Area and of existing residential neighbourhoods;
5. To allow only limited amounts of *development,* generally only such *development* as is necessary to meet the needs of the local population or to support the agricultural community;
6. To preserve the existing *built heritage resources* and maintain the rural setting of these areas; and
7. Ensure that any new *development* does not have a *negative impact* on the natural environment.

2.5.2 Development Policies

1. The following policies apply generally to *development* in the Rural Settlement Areas:
    i. New *development* shall be developed with appropriate *sewage and water services* in accordance with the Sewage and Water Services policies of Section 6.7 of this Plan, and that is acceptable to the Township.
    ii. *Development* is encouraged to occur through infilling and *intensification* within the existing built-up area in a manner that is compatible with the use and built form of adjacent sites and with the built character of the neighbourhood.

iii. The Township may consider proposals for *development* by Plan of Subdivision on Residential designated lands, but such *development* shall only be approved if Council is satisfied that:

   a. the *development* can be provided with appropriate *sewage and water services* to the full satisfaction of the Township without requiring the construction of new, or the major extension of existing, facilities or *infrastructure*;

   b. the proposed *development* represents appropriate growth for the community;

   c. the proposed *development* represents either a logical rounding-out of existing *development* or a logical extension of the existing built form; and

   d. the proposed *development* conforms to the Sewage and Water Services policies in Section 6.7, the Plan of Subdivision and Condominium policies in Section 7.21, and all other applicable policies of this Plan.

iv. The creation of new lots by Consent in a Rural Settlement Area may be permitted, subject to the Sewage and Water Services policies in Section 6.7, the Lot Creation by Consent policies in Section 7.21, and all other applicable policies of this Plan.

v. A range of housing types, including detached, semi-detached and duplex dwellings are supported.

vi. New non-residential uses in Rural Settlement Areas should generally be of a scale and nature that is appropriate for the area.

vii. New *development* shall provide any necessary municipal *infrastructure* including water and wastewater services, roads, *active transportation* facilities, stormwater management facilities, dark-sky compliant street lighting, trees, parks and public spaces, and additional landscaping as determined by the Township.

viii. *Development* shall avoid *hazardous lands* and *hazardous sites* in accordance with Provincial standards, the policies of this Plan, and the requirements of the applicable Conservation Authority.

ix. *Development* shall be undertaken in a manner that minimizes any impacts on adjacent properties and on the natural environment;

x. New *development* and *redevelopment* shall promote accessibility for residents and visitors of all ages and of all ability levels.

xi. Where authorized under the *Planning Act*, the Township may use Site Plan Control, urban design guidelines, and any other instruments at its disposal:

a. to ensure that new *development* and *redevelopment* is compatible with the historic character of adjacent properties and the surrounding area;

b. to develop main streets as compact areas with street-oriented frontages that promote pedestrian access; and

c. to promote the retention of distinctive architectural features and features of cultural heritage value or interest, wherever possible.

2.6 New Settlement Areas and Settlement Area Boundary Expansions

1. The Township shall only consider the establishment of a new *settlement area,* or allow for a *settlement area* boundary expansion to the Urban Settlement Areas of Colgan and Everett as identified on Schedule A: Municipal Structure, subject to the consideration of the following:

i. The demonstration for the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

ii. If there is sufficient capacity in existing or planned *infrastructure* and *public service facilities;*

iii. Whether the applicable lands comprise *specialty crop areas*;

iv. The evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;

v. Whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;

vi. Whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *Agricultural Impact Assessment* or equivalent analysis, based on Provincial guidance; and

vii. The new or expanded *settlement area* provides for the phased progression of urban development.

2. A new *settlement area* may only be identified where it has been demonstrated that the *infrastructure* and *public service facilities* to support *development* are planned and available.

3. New *settlement areas* and *settlement area* boundary expansion lands shall only be developed on *municipal water services* and *municipal sewage services*.

2.7 Phasing of Development

1. The creation and *development* of four or more new lots will occur by Plan of Subdivision, with a subdivision agreement registered on title, except as otherwise permitted in accordance with policy 7.21.1.5 of this Plan.

2. Should any existing Draft Plan of Subdivision not be final approved for registration within the timeframe contemplated in the conditions of draft plan approval, Council may consider not extending the subdivision approval or may amend the conditions of approval to more closely reflect current planning and technical design requirements and standards of the Township.

3. *Development* shall occur contiguous to the existing built boundary and progressing out from there, except where physical barriers or *significant natural heritage features and areas* intervene.

4. The progression of *development* will be based on a sustainable and logical progression of *development* and in accordance with Provincial policies and plans, and the polices of the County and Township Official Plans. 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 *complete communities*, including the provision of a full range of housing types, and/or the provision of employment opportunities;

    iii. Priority should be given to *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*; and

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.

5. Where *development* occurs on the basis of municipal *sewage services* and *municipal water 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 municipal 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 policies applicable to the *settlement area* classification and be developed at a scale that supports the development of efficient and cost-effective municipal *infrastructure*. The rate of *development* shall be tied to the availability of *municipal sewage services* and *municipal water services*.

6. *Development* of residential lands and *public service facilities* to service population growth will occur in a controlled and orderly fashion, and as warranted.

7. In considering the approval of any new *development* proposal, the Township shall be satisfied that:

   i. All of the *significant* natural heritage and cultural heritage features have been adequately defined and protected, and the *development* site is located outside of any *hazardous lands* or *hazardous sites*;

   ii. Requirements for community facilities, recreational facilities, *active transportation* facilities (sidewalks, trails), schools, and emergency services facilities have been adequately considered and can be provided to meet the needs of a growing population;

   iii. The development application is complete, and includes all of the required materials as identified by the Township; and

   iv. All required agreements have been adequately executed to ensure the appropriate staging and development of *infrastructure* and *public service facilities*, such that there is no financial impact on the Township.

2.8 Intensification & Lot Creation

1. New *development* and *redevelopment*, whether by Plan of Subdivision, Condominium, Site Plan Control, or by Consent, will be encouraged within the boundaries of the *settlement areas* as shown on Schedules B-1, B-2, B-3, B-4, B-5, B-6 and B-7, provided that the detailed policies of this Section and other relevant Sections of this Plan are satisfied, including Sections 6.7 and 7.21.

2. Applications for *intensification*, including those involving Zoning By-law Amendments, Minor Variances, and Consents within *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; and

    vi. The ability to maintain adequate privacy, sunlight access, and minimize shadowing on adjacent properties.

2.9 Housing

1. In order to ensure that an adequate supply and mix of *housing options* and densities is available at all times to contribute towards meeting the projected needs of current and future residents of the *regional market area*, the Township will:

    i. Contribute to the *regional market area* fifteen (15) year supply of land *designated and available* for residential *development*, *redevelopment* and residential *intensification*; and

    ii. Endeavour to maintain a minimum three (3) year continuous supply of residential lands suitably zoned with servicing capacity in draft approved or registered plans.

2. The Township shall consider the range and mix of *housing options* and densities within the *settlement areas* and plan to diversify the overall stock across the Township promoting social cohesion.

3. 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.
4. 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.
5. The Township will work with the development industry to facilitate the provision of a range of housing types including detached, semi-detached, townhouse, and apartment units, along with a mix of *affordable* and attainable housing and a variety of tenures, to meet a variety of housing requirements of current and future residents, including *additional needs housing* requirements.
6. The Township may permit and facilitate individual lot *intensification*, such as *additional residential units* in detached, semi-detached, and townhouse dwellings in all designations permitting these residential housing types, subject to meeting building, health, and safety regulations.
7. 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 *additional residential units*, *additional needs housing* and flex housing that can be affordably adapted as a household's lifestyle and needs change.
8. The development of various housing types will be dependent on the availability of *sewage and water services*, and other *infrastructure* to support *development*.

2.10 Affordable Housing

1. The Township will work with the County of Simcoe to implement its 10-Year Affordable Housing and Homelessness Prevention Plan.
2. The Township will 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.
3. 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.

4. 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.
5. The Township may consider providing financial incentives, including grants equivalent to development charges, building permit fees, planning fees, or cash-in-lieu of parkland, through a Community Improvement Plan adopted pursuant to Section 28 of the *Planning Act,* to eligible *affordable* housing proposals.
6. The Township may consider development of a housing first policy for appropriate surplus municipal lands.
7. The Township will work with not-for-profit organizations such as Habitat for Humanity Canada to provide *affordable* housing to its residents.

2.11 Additional Residential Units

1. Development of up to two *additional residential units* may be permitted on an individual property in the Residential, Rural Residential, Rural, and Agricultural designations, in accordance with the policies of this Plan.
2. An *additional residential unit* may be created in a single-detached dwelling, a semi-detached dwelling, or a townhouse dwelling (e.g. converted basement, attic, garage, or an annex); and/or in a detached building ancillary to the principal dwelling/*primary residential unit* (e.g. laneway suite, garden suite).
3. Development of an *additional residential unit* shall meet the following conditions:
    i. The applicant must submit current evidence that the *sewage and water services* on the property as being suitable for the number of persons proposed to be housed;
    ii. The new unit meets all of the provisions of the existing Zoning By-law such as minimum setback requirements, maximum height, and the minimum lot area;
    iii. Additional parking spaces should be accessed using the same driveway for the *primary residential unit* where possible, and in a convenient location on the lot where it does not negatively impact adjacent dwelling units;
    iv. Each *additional residential unit* shall have one parking space that is provided and maintained for the sole use of the occupant(s) of the *additional residential unit*;

v. The *additional residential unit* is to be located outside of *hazardous lands* and *hazardous sites* in accordance with Provincial standards, the policies of this Plan and the requirements of the applicable Conservation Authority*;* and

vi. The siting of *additional residential units* in the Rural Residential and Rural designations shall comply with the *minimum distance separation formulae*.

4. For Agricultural designated properties, where two *additional residential units* are proposed, at least one shall be located within or attached to the principal dwelling, and any *additional residential unit* is demonstrated to meet the following conditions:

   i. Comply with the *minimum distance separation formulae*;

   ii. Are compatible with, and not hinder, surrounding agricultural operations;

   iii. Have appropriate *sewage and water services*;

   iv. Address any public health and safety concerns;

   v. Be limited in scale and located within, attached, or in close proximity to the principal dwelling or farm building cluster; and

   vi. Minimize land taken out of agricultural production.

2.12 Public Spaces, Recreation, Parks, and Trails

1. The Township will plan for a full range and equitable distribution of publicly accessible built and natural settings for *recreation*, including:

   i. Recreational facilities;

   ii. Parkland;

   iii. Open space areas;

   iv. Public spaces;

   v. Multi-use trails and linkages; and

   vi. Water-based recreational activities where practical and appropriate.

2. The Township will plan for and provide for a supply of parks, trails and other recreational facilities needed to support planned population and employment growth in a timely manner, particularly as built-up areas are intensified.

3. It is anticipated that parks will vary in type from those involving outdoor sports and passive recreation activities to those oriented toward the preservation of the natural environment as a passive recreational/educational resource for the benefit of area residents.
4. Parks and community amenities shall be located to enhance connections to the natural environment and be central to each neighbourhood.
5. 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.
6. The Township will support the implementation of nature-inspired and themed playground designs.
7. Gathering places shall be enhanced by including design elements such as landscaping, furniture, art and/or other attractive features that reflect the rural character, and which promote safe community interaction and congregation.
8. Community gardens and edible landscaping may be permitted in municipal open spaces, and on recreational and institutional lands.
9. Recreational facilities should provide a range of active and passive park facilities that accommodate for a range of users.
10. As an essential component for improving 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 where feasible, through access to publicly owned natural areas through a system of trails.
11. An *active transportation* system shall be designed, built and maintained to maximize connectivity between parks, open spaces, commercial areas, public service facilities, and neighbourhoods. The system shall promote pedestrian movement, and shall be considered and implemented in all development proposals.
12. *Active transportation*/pedestrian trail systems may be located within environmental buffers, as permitted by Provincial policy.
13. 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.

14. Where deemed appropriate by the Township, it may require that *development* provide lands and/or develop lands for a linked trail system. 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 parkland dedication requirement as per Section 7.22 of this Plan. That is, the provision of trails shall be over and above the requirements for provision and development of parkland.

15. The Township may promote the facilitation of trails as an interim use in abandoned corridors and will consider a combination of *active transportation* and other corridor facilities for the long term.

16. Township road allowances which could become a link in a trail system will not be conveyed out of public ownership.

17. 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.

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

19. Parks will be developed with regard to the Township's Parks Master Plan.

20. Future community needs for recreational facilities may be explored through community consultation and Municipal Strategic Planning and/or Recreation Master Planning exercises.

2.13 Climate Change

1. It is a goal of this Plan to work towards preparing for the *impacts of a changing climate*, reduce greenhouse gas emissions, and to create a sustainable and resilient community by building on Ontario's Climate Change Strategy, and the County of Simcoe's Community Land Use Planning Climate Change Strategy. The Township may also consider the development of its own Climate Change Strategy.

2. To mitigate the *impacts of a changing climate* and contribute to climate resilience, applications for *development* will:

    i. Where appropriate, demonstrate through the application of the policies in this section and Plan, the use of design elements that help minimize and/or

mitigate the *impacts of a changing climate* and contribute to climate resiliency;

ii. Where appropriate, require approaches to construction and building design that minimize waste and maximize reuse and resource regeneration;

iii. Be required to examine opportunities to support energy conservation and efficiency, protect and improve air quality, maintain and enhance the existing tree canopy cover and vegetation to provide shade, reduce the heat island effect, trap pollution, and control run-off. This will be implemented through good urban design practices; and

iv. Where appropriate, minimize greenhouse gases and reduce the carbon footprint through low carbon and energy-efficient building design, including passive solar energy and other measures to maximize energy efficiency and conservation.

2.14 Community Design Guidelines

1. It is a primary objective of this Official Plan to ensure the development of high quality and *compact built form* that results in a safe, functional, attractive and vibrant built environment, sympathetic with the historical form and function of the Township's designated *settlement areas* and natural landscape.

   The following design guidelines, applicable at the discretion of the Township to all new *development* and *redevelopment* in the municipality, are intended to provide additional guidance regarding the municipality's preferred form of future residential, commercial, institutional and industrial development.

   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.

   The Township may exempt *public service facilities*, such as elementary schools, secondary schools and child care facilities, from community design guidelines or architectural guidelines, where appropriate.

2.14.1 Heritage Design

1. In order to foster *development* of a type consistent with the historical form of the *settlement area* or *neighbourhood* within the Township, in preparing a development concept the proponent shall be required to conform to the following guidelines:

    i. Design shall conserve *significant built heritage resources* including buildings, structures, streetscapes, and landscapes;

    ii. Preservation shall be required and means maintaining and/or restoring a *built heritage resource* within the context of its established setting;

    iii. Adaptive re-use of buildings and structures for a new function, especially those with cultural heritage value or of potential heritage interest, is encouraged and shall be facilitated, where possible;

    iv. Incorporation may occur and shall mean integration of individual components of a *built heritage resource* into a new *development*; and

    v. *Redevelopment* shall incorporate existing characteristics and built and natural heritage features of the *settlement area* or neighbourhood or setting into a development's or subdivision's design.

2. Heritage design will include:

    i. Maintaining architectural consistency with the historical built form of the *settlement area* or neighbourhood, (building type/scale);

    ii. Building styles, colours and materials that vary and should reflect the local character;

    iii. Maintaining consistency with the established street pattern of the settlement area or neighbourhood;

    iv. The protection of vegetation, woodlots or individual significant trees and the maintenance/restoration of linkages between natural areas;

    v. Minimizing grading and hence, topographical changes to the existing site to avoid disruption to natural systems or *adjacent lands*/uses;

    vi. 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 *built 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;

vii. 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 neighbourhood;

viii. Ensuring that proper recognition is given to heritage resources that may be identified by a Municipal Heritage Committee; and

ix. Giving special attention to heritage public spaces or public buildings that occupy prominent sites.

2.14.2 Neighbourhood / Subdivision Design

1. 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:

    i. Incorporate the historical pattern of development in the 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;

    ii. Provide consistent, or improved, street elements to complement and unify the built form, (e.g., streetlights, signage, trees, etc.);

    iii. Ensure the proposed street network accommodates all intended users, (e.g., automobiles, pedestrians, cyclists, persons with disabilities, emergency services vehicles);

    iv. 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;

    v. Ensure the local street network is easy to navigate, designed to mitigate speeding, and well-integrated with the Arterial/Collector Road network;

    vi. Avoid reverse lotting along 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;

vii. 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;

viii. Enhance streetscapes through tree planting undertaken in a manner consistent with the Landscape Design guidelines of this section;

ix. 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; and

x. Safety principles, such as Crime Prevention through Environmental Design (CPTED), shall be considered in all subdivision designs.

2.14.3 Pedestrian Friendly Design

1. Locate buildings on main streets and commercial areas close to or at the property line to facilitate pedestrian access;
2. Minimize walking distances between parking and primary activity areas;
3. Provide barrier free access throughout the site, avoiding drains, catch basins and similar obstructions;
4. Provide attractive barrier-free sidewalks leading directly from the public street and parking areas to principal building entrances;
5. Minimize pedestrian and vehicular crossings on site; and
6. Identify and emphasize major pedestrian routes through use of signage, pavement markings, trees, appropriately scaled lighting, and continuous hard surfaces.

2.14.4 Age-Friendly Design

1. The Township will encourage the development of *age-friendly* communities, including systems and supports that promote healthy and active aging for their residents, including mobility;
2. Public spaces and public buildings will be designed to be pleasant, safe and accessible environments;

3. New *development* should include housing that is *affordable*, inclusive, safe and well designed for older adults; and
4. New *development* will be designed to support residents to *age in place* within their mixed communities, thereby enhancing the independence and quality of life for all residents.

2.14.5 Facilitate Efficient and Safe Vehicular Movement

1. Link parking areas on abutting commercial properties to provide for movement between lots;
2. Provide sufficient vehicle waiting spaces in commercial drive-through facilities, where permitted;
3. Locate waiting lanes on private property to avoid disruption of internal traffic flows, site access and pedestrian routes;
4. Clearly define primary vehicle routes on the site through the use of signage, curbing, and line painting;
5. Avoid dead end parking aisles;
6. Maximize the distance between site access driveways as well as the distance between site access driveways and street intersections;
7. Consider mutual driveways where appropriate, especially along Collector and Arterial Roads, to minimize the number of driveways;
8. Eliminate conflict between storage/loading areas and vehicle/pedestrian routes;
9. Design on-site circulation to eliminate reversing or maneuvering on public streets;
10. Provide site directional signage to orient people within a *development*; and
11. Ensure that emergency services vehicles can gain easy access to and operate, within and from the site.

2.14.6 Provide Functional Parking

1. Provide conveniently and easily visible locations for motorcycle and bicycle parking;
2. Provide accessible parking in close proximity to building entrances;

3. Alternative parking arrangements, including shared or off-site parking facilities, shall be encouraged provided that an agreement is entered into with the Township to ensure the continued availability of the alternative parking arrangement.
4. To accommodate winter snow storage, provide well-drained areas separated from parking spaces; and
5. Parking of an over-sized vehicle such as a bus, camper, trailer or transport in a residential area is discouraged however, may be permitted in accordance with the general provisions of the Comprehensive Zoning By-law.

2.14.7 Appropriate Screening

1. Provide landscaping around the perimeter of 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;
2. Ensure loading bays and garbage storage facilities are located away from public streets or screened through the use of landscaping, fences, walls, and buildings;
3. Where outside storage is permitted, screen commercial outdoor storage from public streets and adjacent residential uses;
4. Screen parking areas to avoid illumination of adjacent properties and road rights-of-way by automobile headlights; and
5. Orient continuous sources of noise, vibration, odour, and other emissions away from *sensitive* adjacent uses. Use noise attenuation and other mitigation measures where necessary.

2.14.8 Adequate Lighting

1. Provide adequate lighting materials and uniform coverage to parking areas;
2. Design site lighting that considers all building and user needs. Particular attention is to be paid to pedestrian areas, walkways, driveways, parking, service areas, and buildings;
3. Street lighting shall, where appropriate, incorporate pedestrian level lighting to maintain pedestrian safety;
4. Exterior lighting shall not interfere with roads and *transportation systems*;

5. Use lighting to accentuate historic buildings, landscape features and public monuments;
6. 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;
7. Ensure that lighting is not directed to adjacent properties or create a nuisance for adjacent landowners; and
8. Require the utilization of dark-sky compliant and energy efficient lighting (i.e. LED).

2.14.9 Appropriate Site Aesthetics

1. Wherever possible, locate utilities underground to improve the appearance of the development. Where above ground utilities are necessary, ensure compatibility with other site features;
2. Provide a uniform height and location of fascia signs on multiple-tenancy buildings in order to portray a unified image;
3. Use signage to promote a particular image in neighbourhoods with a distinctive character. Ensure that mature landscaping and signage work in harmony with each other; and
4. 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.

2.14.10 Attractive Landscape Design

1. 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:
    i. Select native plant materials indicative of the surrounding landscape and existing site conditions;

ii. Select plant materials which are ecologically sound, appropriate for existing and future site conditions and suitable for all seasons. Use of invasive plant species will not be permitted;

iii. Maintain existing topography, vegetation, and grades, within the constraints of sound engineering practice and good planning as established by the Township;

iv. Use durable long-term construction materials, such as formed concrete or composite materials, designed for a natural setting where fencing is required;

v. Install landscaped elements which provide structure, colour, and decoration, having regard to seasonal changes;

vi. Provide landscaping to screen and buffer parking areas, outside storage, and other site service elements;

vii. Install plant material to soften building elevations, maintain a pedestrian scale and provide definition to public walkways and open spaces;

viii. Group trees and shrubs to frame building elevations and to add visual interest to blank facades and open spaces;

ix. Design new roads, buildings, and utility installations to, as far as possible, blend with the natural or existing built landscape;

x. Provide landscaping at the street line which contributes to the continuity of, or improvement to, the landscaping between adjacent properties;

xi. Provide protection from excessive sun, precipitation, and cold winter winds, especially to outdoor areas where people congregate;

xii. Locate plant material in a manner which provides adequate sight lines for both motorists and pedestrians;

xiii. Maintain unobstructed visibility to building entrances, key architectural features, and signage of public spaces;

xiv. Incorporate drought resistant material in order to reduce long-term maintenance requirements and conserve water; and

xv. Stabilize steep embankments through the use of soft and hard landscape material, such as retaining walls, ground cover and trees.

2.14.11 Public Art

1. 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.
2. 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.
3. 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; and
    v. Public art installations should be considered in relation to other placemaking strategies, as appropriate.

3. Land Use Designations

3.1 Agricultural

3.1.1 Location

1. Lands designated as **Agricultural** are identified on Schedules A-1, A-2 and A-3 of this Plan.
2. Lands designated Agricultural represent *prime agricultural areas* where *prime agricultural lands* predominate, while also including 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.

3.1.2 Objectives

1. Agricultural land use planning is vital to the economic, social, and environmental sustainability of Ontario. Agricultural and rural 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 agricultural and rural character supports a healthy, integrated, and viable rural area.
2. 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. *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. **Note:** There are currently no *specialty crop areas* identified within the Township.

3.1.3 Permitted Uses

1. Uses and activities permitted in the Agricultural designation shall include:
    i. *Agricultural uses*;

ii. *Agriculture-related uses*;

iii. *On-farm diversified uses*;

iv. Natural heritage conservation and forestry;

v. *Mineral aggregate operations* subject to all the applicable policies of this Plan;

vi. Agricultural produce sales outlets generally marketing production from the local area;

vii. A single-detached dwelling;

viii. *Additional residential units* in accordance with the policies of Section 2.11 of this Plan; and

ix. Housing for farm workers, when the size and nature of the agricultural operation requires additional employees.

2. Legally eExisting uses at the time of approval of this Official Plan on lots in the Agricultural designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.1.4 Development Policies

1. All *development* and *redevelopment* within the Agricultural designation is subject to the policies of the Greenlands Overlay Section 3.14 of this Plan, where the Greenlands Overlay exists.
2. The removal of lands from the *prime agricultural area* shall only be permitted for expansions of or identification of *settlement areas* in accordance with Section 2.6 of this Plan.
3. 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 defined in the *Farming and Food Protection Act*, S.O. 1998.
4. *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*.

5. 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*.
6. The geographic continuity of the agricultural land base and the functional and economic connections to the agricultural support network will be maintained and enhanced.
7. The retention of existing lots of record for *agricultural uses* is encouraged, and the use of these lots for non-*agricultural uses* is discouraged.
8. The Township will endeavor 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 production 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.
9. 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.
10. 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.

11. New land uses, including the creation of lots, and new and/or expanding livestock facilities shall comply with the *minimum distance separation formulae*.

3.1.5 Non-agricultural Uses

Non-*agricultural uses* in the Agricultural designation may only be permitted as an exception to the Agricultural designation for the following uses:

1. The extraction of *minerals*, *petroleum resources* and *mineral aggregate resources* in accordance with the applicable policies of this Plan, including Sections 3.12 Mineral Aggregate Resource Extraction and 4.6 Mineral Aggregate Resources.
2. Limited non-residential uses through an amendment to this Official Plan and where all of the following are demonstrated:
    i. There is an identified need within the planning period of this Official Plan for additional land to be re-designated to accommodate the proposed use;
    ii. Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations that avoid the Agricultural designation and are lower priority agricultural lands;
    iii. The use is compatible with the surrounding uses;
    iv. The proposed use complies with the *minimum distance separation formulae*;
    v. The proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby *settlement areas*;
    vi. The proposed use is supported by adequate information and technical assessment to demonstrate that appropriate services for the proposed use can be provided;
    vii. The use shall be subject to Site Plan Control; and
    viii. The proposed use complies with all other applicable provisions of this Plan.
3. Impacts from any new or expanding non-*agricultural uses* on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *Agricultural Impact Assessment* or equivalent analysis, based on Provincial guidance.

~~4. All properties that are zoned to permit non-*agricultural uses*, such as commercial and industrial uses as of the date of adoption of this Plan, are also permitted.~~

3.1.6 Lot Creation

1. Lot creation in the Agricultural designation is discouraged and may only be permitted for:

   i. *Agricultural uses*, provided that new lots for *agricultural uses* are generally not less than 40 hectares or the original survey lot size, whichever is lesser, or 16 hectares in *specialty crop areas;*

   ~~i.~~ii.

   ~~ii.~~*Agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*.~~;~~ Residential uses shall be prohibited on such lots, and they shall be zoned accordingly;

   iii. One new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:

      a. the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate *sewage and water services,* and should generally be no larger than 1 hectare in size; and

      b. new residential dwellings and *additional residential units* are prohibited on any remnant parcel of farmland created by the severance through establishment of restrictive zoning and registration of an agreement.

   iv. *Infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

2. The creation of new residential lots in the Agricultural designation shall not be permitted, except in accordance with Policy 3.1.6.1.

3. Lot adjustments may be permitted for *legal or technical reasons*.

3.1.7 Site Specific Exceptions

3.1.7.1 4835 Concession Road 4, Adjala

Part of Lot 32, Concession 4, Adjala (Ceniti Springs bottling operation) (Roll No. 430101000302300) (Schedule A-2)

This Plan recognizes the existing commercial springwater bottling and distribution use on that portion of the West Half of Lot 32, Concession 4, Adjala, designated as Part 1, Reference Plan 51R-11177. The site will allow the use of a natural resource (spring water) to

be marketed, without additional structures to be erected. Further, there will be no development other than a road for maintenance purposes on the lands, a parking lot and an underground pipeline to the spring area on the property.

3.1.7.2 7855 30th Sideroad, Adjala

Part of Lot 30, Concession 6, Adjala (Roll#430101000308110) (Schedule A-2)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be public uses, including a municipal centre, park, and recreational lands.

3.1.7.3 4894 County Road 50, Adjala

North Part of Lot 32, Concession 5, Adjala (Roll#430101000305800) (Schedule A-2)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be commercial uses in the form of a service station, variety store and restaurant.

3.1.7.4 8011 Highway 89

West Part of Lot 32, Concession 5, Adjala (Roll#430101000305700) (Schedule A-2)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be commercial uses in the form of a self-storage facility.

3.1.7.5 4791 Concession Road 5, Adjala

Part of Lot 31, Concession 5, Adjala (Roll#430101000305300) (Schedule A-2)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2 Land Use Plan, shall be a place of worship, cemetery, residence, and accessory uses.

3.1.7.6 8392 Church Hill Road, Adjala

Part of Lot 31, Concession 5, Adjala (Roll#430101000302500) (Schedule A-2)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be a cemetery and accessory uses.

3.1.7.7 9078 Highway 89

Part of Lot 1, Concession 1, Tosorontio (Roll#430102000101100) (Schedule A-3)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-2: Land Use Plan, shall be a cemetery and accessory uses.

3.1.7.8 6070 County Road 15

East Part of Lot 10, Concession 7, Tosorontio (Roll#430102000317800) (Schedule A-3)

Notwithstanding the policies of Section 3.1.3, the permitted uses on the subject lands, as designated on Schedule A-3 Land Use Plan, shall be a commercial use in the form of a service station.

3.2 Rural

3.2.1 Location

Lands designated as **Rural** are identified on Schedules A-1, A-2 and A-3 of this Plan.

3.2.2 Objectives

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.

3.2.3 Permitted Uses

1. Uses permitted in the Rural designation shall include:
    i. Uses permitted in the Agricultural designation;
    ii. Residential *development*, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;
    iii. *Additional residential units* in accordance with the policies of Section 2.11 of this Plan;
    iv. Resource-based recreational uses (including recreational dwellings not intended as permanent residences);
    v. Small-scale rural commercial and rural industrial uses as further set out in this Plan;

vi. Bed and breakfast establishments;

vii. Home occupations;

viii. Home industries;

ix. Animal hospitals, veterinary offices and dog kennels;

x. The management or use of resources, including *mineral aggregate resources* in accordance with all relevant policies of the Plan;

xi. Cemeteries;

xii. Natural heritage conservation and forestry; and

xiii. Other *rural land* uses.

2. Legally ~~E~~existing uses at the time of approval of this Official Plan 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 and the County of Simcoe Official Plan is maintained.

3.2.4 Development Policies

1. The Rural designation generally includes all lands in the Township which are located outside the *settlement areas* and the *prime agricultural areas*; and are not otherwise designated.
2. All *development* and *redevelopment* within the Rural designation is subject to the policies of the Greenlands Overlay Section 3.14 of this Plan, where the Greenlands Overlay exists.
3. *Agricultural uses* are recognized, encouraged and protected as a major land use in the Rural designation.
4. 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.
5. 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.

6. Small-scale rural commercial and rural industrial uses must occur through an amendment to the implementing Zoning 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 commercial or industrial uses, and cannot be accommodated within the Highway 89 Employment Lands; and

    iii. The use has large land requirements that cannot be satisfied in the *settlement areas* or through infill opportunities or expansion.

7. Generally, small-scale rural commercial or rural industrial businesses should be:

    i. Encouraged to locate on lands which have a low potential for agricultural production;

    ii. Limited to sites served by roads capable of handling the traffic generated by such uses; and

    iii. Grouped or concentrated in one area to minimize any impacts rather than as stand-alone uses.

8. Notwithstanding Policy 3.2.4.6 and 3.2.4.7 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 Policy 3.2.4.6 and 3.2.4.7 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 traffic or be in the proximity of a Township Arterial Road, County Road or Provincial Highway;

    ii. Have *sewage and water services* needs suitable for individual services;

    iii. Not be located in the proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation; and

iv. Primarily serve the travelling public and tourists to the area on the basis of convenience and access.

9. 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.

10. 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.

11. Institutional uses proposed in the Rural designation are subject to the following conditions:

    i. 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.

12. The provisions of the Provincial Minimum Distance Separation (MDS) Document apply to development in the Rural designation.

3.2.5 Lot Creation

1. New Rural Residential subdivisions will not be permitted in the Rural designation.
2. *Development* that extends the municipal road system will be discouraged.
3. The following criteria for lot creation apply:

    i. Lot areas for new rural residential lots shall generally be no more than one hectare in size however; larger lot sizes may be considered due to environmental constraints or design considerations;

    ii. Lots shall not be created on or within 200 metres of lands designated to permit *mineral aggregate operations* and shall be subject to an assessment of land use compatibility if within 1000 metres of lands designated to permit mineral aggregate extraction;

    iii. To maintain the rural character and function of the Township's transportation system, lots arranged in linear configurations of more than three non-farm lots will be restricted along the originally surveyed concession and sideroads that

act as an Arterial or Collector Road. No more than three non-farm lots will be permitted within 200 metres of the proposed new lot line, as measured along the frontage of one side of the road;

iv. A lot may only be created if it complies with the *minimum distance separation formula*;

v. A maximum of three new lots (three new lots in addition to the retained parcel) may be created by Consent on a parcel of land with approved zoning or designation that permits this type of development, as it existed on June 16, 2006;

3.2.6 Site Specific Exceptions

3.2.6.1 6226 Concession Road 2, Adjala

South Part of the East Half of Lot 12, Concession 4, Tosorontio (Blue Hills Farm) (Roll No. 430102000300800) (Schedule A-3)

This Plan recognizes the continuing institutional uses within the buildings on the above noted property, including training and education for youths and adults, and recreational uses that do not conflict with the ongoing *agricultural uses* of the property. The Township will regulate the use of the property and buildings through appropriate zoning provisions.

3.2.6.2 3690 Adjala-Tecumseth Townline, Adjala

Part of Lot 22, Concession 8, Adjala (DeBruin Woodworking) (Roll No. 430101000315400) (Schedule A-2)

This Plan recognizes the existing woodworking manufacturing use on this property. The zoning by-law will establish appropriate site development standards.

3.2.6.3 4083 County Road 50, Adjala

West Pt of Lot 26, Concession 6, Adjala (Highway 50 wrecking yard) (Roll No. 430101000307301 (Schedule A-2)
The following special policies apply to the property.

Existing Uses

The existing salvage yard, vehicle sales parking lot to a maximum of 15 vehicles, automotive repair and body shop, and residential unit located above the existing office building, as they existed on May 27, 1998, shall be permitted and recognized as legally conforming in the implementing Zoning By-law. The existing developed area shall be zoned

to an appropriate Light Industrial zone, which will limit the uses to those identified above and recognize the developed area through setback provisions.

Future Expansion

Minor extensions to the existing uses and a change in use may be permitted by separate amendment to the municipal Zoning By-law, subject to the approval of the Township, County and the Conservation Authority. Approval shall only be granted when the following have been fulfilled:

- A Flood Plain Analysis, prepared by a qualified engineering professional, illustrating the nature, location and extent of *flood plain* on the subject property, based on Regional Storm conditions (Timmins Storm of 1961);
- A Flood Plain Impact Analysis demonstrating that any expansion to the existing uses including fill placement will not adversely impact on upstream and downstream lands;
- An Environmental Impact Statement, prepared by a qualified ecologist or biologist, demonstrating that the proposed expansion will not negatively impact on the environmental features or functions identified as part of the County Greenlands System;
- An Ecological Restoration Plan identifying the means to restore lost habitat through techniques including tree planting, vegetative buffering and bioengineering; and
- A site plan, under Section 41 of the *Planning Act*, showing the location of all buildings and structures to be erected, existing and proposed grades including the provision of storm water disposal, and the location of all associated facilities and works required as part of the construction.

3.2.6.4 2901 Concession Road 3, Adjala

Part of Lot 16, Concession 3, Adjala (Mayer Tool and Die) (Roll No. 430101000519902) (Schedule A-1)

This Plan recognizes an existing light industrial use consisting of a tool and die operation in an enclosed building not to exceed 1115 square metres. The zoning by-law will establish appropriate site development standards.

3.3 Rural Residential

3.3.1 Location

Lands designated as **Rural Residential** are identified on Schedules A-1, A-2 and A-3 of this Plan.

3.3.2 Objectives

1. The Rural Residential designation recognizes existing estate and country residential subdivisions, and rural residential lots created by Consent. Rural Residential lands are located outside of *settlement areas* throughout the Township and are serviced by individual on-site sewage and water services.

2. The preservation and promotion of the rural character of the Township and the maintenance of the open countryside are basic principles to all *development* within this designation.

3.3.3 Permitted Uses

1. Permitted uses within the Rural Residential designation shall be limited to:
    i. Single-detached dwellings;
    ii. A*dditional residential units* in accordance with the policies of Section 2.11 of this Plan;
    iii. Bed and breakfast establishments;
    iv. Home occupations;
    v. Home industries;
    vi. *Public service facilities;*
    vii. Public parks, trails, walkways and open spaces; and
    viii. Accessory structures.

2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Rural Residential designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.3.4 Development Policies

2. New *development* will be restricted to infill situations where the development does not result in a *negative impact* on adjacent properties.
3. The expansion of existing Rural Residential designated areas will not be permitted.

3.3.5 Lot Creation

1. Lot creation on lands designated Rural Residential may be permitted by Consent subject to the policies of Section 7.21.1, Greenlands Overlay Section 3.14, and meeting the provisions of the Zoning By-law.

3.3.6 Site Specific Exceptions

3.3.6.1 Cindy Lane Policy Area

Part of the West Half of Lot 19, Concession 3, Part of the East Half of Lot 19, Concession 3, and Part of the East Half of Lot 18, Concession 3, Tosorontio (Schedule A-3)

This Plan permits a residential/golf course development on the described lands, provided that the design of the development is consistent with the objectives of Council with respect to the approval of the residential component of the development being contingent on the approval of the golf course and that the design of the development integrate the lotting within the fabric of the golf course fairways, giving the development a unique character consistent with cluster residential/recreational developments. The total number of residential lots permitted on the lands described herein is not to exceed 46.

3.4 Residential

3.4.1 Location

Lands designated as **Residential** are identified on Schedules B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan.

3.4.2 Objectives

1. To ensure that a full range of housing opportunities, built form and tenure are available for residents in the Township.
2. To encourage and support opportunities for mixed-use development in appropriate locations in the *settlement areas* that assist in the achievement of residential *intensification* and *affordable* housing.
3. To permit the development of *additional residential units* in accordance with Provincial requirements.
4. To support the *development* of seniors housing in the Township.
5. To encourage the provision of additional rental housing, within the financial capabilities of the Township in cooperation with the County, and considering the use

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

3.4.3 Permitted Uses

1. Permitted uses are:
    i. Single-detached dwellings, semi-detached dwellings, townhouses (traditional, back-to-back, stacked, stacked back-to-back), duplexes (2 units), triplexes (3 units), fourplexes (4 units) and low-rise apartment buildings (maximum 4 storeys) in Urban Settlement Areas;
    ii. Single-detached dwellings, semi-detached dwellings, duplexes, and triplexes in Rural Settlement Areas;
    iii. *Additional residential units* in accordance with the policies of Section 2.11 of this Plan;
    iv. Home occupations contained within the primary dwelling unit in accordance with the applicable provisions of the Zoning By-law;
    v. Bed and breakfast establishments in single-detached dwellings;
    vi. Institutional uses as described in Section 3.9 of this Plan;
    vii. *Infrastructure;* and,
    viii. *Public service facilities*.
2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Residential designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.4.4 Development Policies

1. The *development* of higher density units will require appropriate *municipal water services* and *municipal sewage services* and capacity to accommodate the increased servicing needs. Until such time as *municipal water services* and *municipal sewage services* are available, infilling will be limited to single-detached dwellings and *additional residential units* where private, *individual on-site water services* and *individual on-site sewage services* are adequate to support the use.
2. All *development* shall comply with the community design guidelines set out in Section 2.14 of the Plan. Future residential *development* shall be of a character in

keeping with the small-town rural atmosphere and, where deemed relevant, historical character of the 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.

3. Nursing homes, senior citizen/retirement homes, group homes, crisis centres and/or other forms of public housing generally shall be located in close proximity to community facilities including parks and public spaces, trails, *public service facilities*, and commercial areas.

4. 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.

5. 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.

6. Low density residential is defined as single-detached dwellings, semi-detached dwellings, 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 *municipal water services* and *municipal sewage services*, *development* shall be developed to meet a minimum density target of 40 residents and jobs per gross hectare.

    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.

7. Medium density residential is defined as triplexes, fourplexes, townhouses, and low-rise apartment buildings, and includes nursing homes, senior citizen/retirement homes, and crisis centres. Generally, new medium density residential development

shall be directed to the Township's Urban 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 *settlement area* (e.g. available servicing/community aesthetics).

ii. Generally, when on *municipal water services* and *municipal sewage services*, *development* shall meet a minimum density target of 40 residents and jobs per gross hectare.

iii. Wherever possible, access to apartments shall be from privately owned and maintained service driveways emptying onto Local or Collector Roads. Triplexes and fourplexes may be permitted on Local Roads provided Council is satisfied such *development* will not significantly increase traffic volumes or safety.

iv. Medium density residential development shall be encouraged to locate in proximity to community facilities such as parks, schools, commercial and recreational facilities.

v. Adequate off-street parking shall be provided for all permitted uses.

vi. 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.

vii. Multiple-unit residential developments (three or more units per structure) shall be designed in clusters.

viii. 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.

ix. 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.

8. 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 outside storage be permitted in conjunction with a home occupation.

9. 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.

10. 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.

3.4.5 Lot Creation

1. Lot creation is permitted by Consent, Plan of Subdivision or Condominium, or Part-Lot Control in accordance with the applicable policies of this Plan and specifically Section 7.21, and the provisions of the implementing Zoning By-law.

3.5 Future Development

3.5.1 Location

Lands subject to the **Future Development** designation are identified on Schedules B-1, B-4, B-6 and B-7 of this Plan.

3.5.2 Policies

The Future Development designation is intended as a "holding" category for lands within *settlement areas* that are not needed to accommodate near-term growth but that are considered logical locations for eventual future growth. *Development* is generally directed away from these areas to those that are already designated to permit the proposed uses.

1. As a general rule, *development* shall not be permitted in the Future Development designation in circumstances where vacant lands in a designation that permits the proposed *development* are still available.

2. Subject to Policy 3.5.2.3, no *development* shall be permitted in the "Future Development" designation unless:
    i. A Secondary Plan for the area that is the subject of the *development* proposal, to be adopted as an amendment to this Official Plan, based on studies undertaken by the proponent to assess the potential impacts of the proposed *development* on the natural environment, on the local economy, and on existing *settlement areas*, has been prepared and adopted as an amendment to this Official Plan; and

    ii. The Zoning By-law has been amended to introduce provisions and regulations that implement the policies of the Secondary Plan described in Policy 3.5.2.2.i.

3. Notwithstanding anything to the contrary in this section, no *development* shall be permitted in the Future Development designation until this Official Plan has been amended through an Official Plan Review process as described in Section 7.4 and Section 7.5 of this Plan.

4. Notwithstanding Policy No. 3.5.2.2, some small-scale *development* on existing individual lots of record may be permitted in the Future Development designation prior to the preparation of a Secondary Plan, but such *development* shall require an amendment to the Zoning By-law.

5. Any *development* that involves the creation of a new lot in the Future Development designation shall be subject to the applicable policies in Section 7.21 and, except as provided for in that section, shall be subject to the requirement stipulated in Policy No. 3.5.2.2 above.

6. Before approving an application for small-scale *development* as described in Policy No. 3.5.2.4, Council shall be satisfied that:

i. The proposed *development* will not interfere with, limit, or prevent the *development* of any lands designated Future Development according to the overall long-term intent of this Official Plan or the intent of any approved Secondary Plans; and

ii. The proposed *development* cannot reasonably be accommodated as *intensification* or infilling in an already built-up area.

7. No new intensive agricultural operation and no new *agriculture-related use* shall be permitted in the Future Development designation, and, subject to Policy No. 3.5.2.8 below, no amendment to this Official Plan shall be adopted that would redesignate lands from Future Development to another designation for the purpose of permitting such operations or uses.

8. Policy No. 3.5.2.7 above does not apply to an amendment to this Official Plan that alters or adjusts the boundaries of a *settlement area* or to a by-law that implements such an amendment.

9. The implementing Zoning By-law may apply holding provisions to any lands in the Future Development designation to ensure the logical and orderly progression of *development* with regard to the provision of *infrastructure*, the availability of services, and other matters.

3.6 Open Space - Recreation

3.6.1 Location

Lands designated as **Open Space - Recreation** are identified on Schedules A-1, A-2, A-3 and B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan.

3.6.2 Objectives

1. The Open Space – Recreation designation is intended to recognize those lands within the Township that are used for public and private outdoor recreational uses and activities. This includes lands owned and operated by public authorities such as the Township (e.g. municipal parkland), County of Simcoe (i.e. County Forests), Conservation Authorities, Province (i.e. Provincial Park); and by owners of private lands being used as golf courses, ski clubs, campgrounds, etc.

2. The preservation and promotion of the rural and open space character of the Township is a basic principle for development in the Open Space – Recreation designation.

3.6.3 Permitted Uses

1. Permitted uses within the Open Space – Recreation designation shall be for public and private outdoor *recreation* uses and may include:
    i. Public parks of all types, including municipal sports fields, playgrounds, fairgrounds, Provincial Parks, County Forests, conservation areas, and other lands owned by or under the control of a Conservation Authority;
    ii. Private parks, including picnic areas, campgrounds, trailer parks, swimming areas, pavilions, and eating establishments and other service buildings associated with the park use;
    iii. Private clubs including, but not limited to those for golf, skiing, fishing, hunting, and snowmobiling;
    iv. Private lands for hiking trails or wilderness areas involving the use of open lands;
    v. One residential dwelling that is accessory to a permitted use;
    vi. Resource-based recreational uses;
    vii. Conservation and forest management uses;
    viii. *Infrastructure*; and
    ix. *Public service facilities*.
2. Legally existing uses at the time of approval of this Official Plan on lots in the Open Space - Recreation designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.6.4 Development Policies

1. Where lands designated Open Space – Recreation 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 other public body.
2. The standards appropriate for new permitted uses shall be established in the Zoning By-law, consistent with the policies of this Plan.

3. A Zoning By-law Amendment will be required to permit new large-scale private recreational uses (including golf courses) within the Open Space Recreation designation.
4. New private recreational uses located outside the Open Space - Recreation 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.
5. 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.
6. The Township will promote the linkage of parks within *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. The Township shall determine on a case-by-case basis an appropriate frontage for parks.
7. 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:
    i. Clearly demarcates where public access is and is not permitted;
    ii. Is based on a co-ordinated approach to trail planning and development; and
    iii. Is based on good land stewardship practices for public and private lands.
8. The Township may consider entering into joint use agreements with other municipalities, School Boards or private entities to secure services, as required.
9. *Development* outside of *settlement areas* may be permitted on Open Space-Recreation lands for resource-based recreational uses. Where permitted on Open Space-Recreation 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 not intended as permanent residences.

3.6.5 Lot Creation

Lot creation is not permitted on lands designated Open Space – Recreation.

3.6.6 Site Specific Exceptions

3.6.6.1 7191 Concession Road 3

Part of West Half of Lot 20, Concession 3, Tosorontio (Silver Brooke Golf Course) (Roll#430102000406800) (Schedule A-3)

Notwithstanding the policies of Section 3.6.3, the permitted uses on the subject lands, as designated on Schedule A-3: Land Use Plan, shall be a golf course and related facilities, agriculture, and reforestation.

3.7 Open Space-Conservation

3.7.1 Location

Lands designated as **Open Space - Conservation** are identified on Schedule A-5 and Schedules B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan.

3.7.2 Objectives

1. The Open Space – Conservation designation is intended to recognize lands within the Township's *settlement areas* and the Highway 89 Employment Lands associated with *watercourses* and *valleylands* that are a component of the Township's natural heritage system. *Development* is to be directed away from the Open Space – Conservation designation to avoid flooding, erosion and *wetland* hazards, and to maintain, restore and where possible, improve the *ecological function* and biodiversity of the Township's Natural Heritage System.

3.7.3 Permitted Uses

1. Permitted uses within the Open Space – Conservation designation shall be limited to:
    i. *Fish*, wildlife, and sustainable forest management; and
    ii. Conservation projects and flood and erosion control projects.
2. Legally existing uses at the time of approval of this Official Plan on lots in the Open Space - Conservation designation may continue and also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.7.4 Development Policies

1. *Development* and *site alteration* shall be directed to lands outside of the Open Space – Conservation designation;
2. All lands in the Open Space - Conservation designation shall be placed in an Open Space Conservation (OSC) Zone in the implementing Zoning By-law;
3. The Open Space Conservation (OSC) Zone in the implementing Zoning By-law shall not permit *development* of buildings or structures, except in accordance with *provincial and federal requirements* and Conservation Authority requirements; and
4. Where lands designated Open Space – Conservation 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 other public body.

3.7.5 Lot Creation

Lot creation is not permitted on lands designated Open Space – Conservation.

3.8 Commercial

3.8.1 Location

Lands designated as **Commercial** are identified on Schedules A-1, A-2, A-3 and B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan.

3.8.2 Objectives

1. To provide a range of commercial facilities at appropriate locations to serve the needs of both the residents and visitors to the Township.
2. To plan for successful and vibrant commercial areas within the *settlement areas*.

3.8.3 Permitted Uses

1. Permitted uses shall include:
    i. Retail uses;
    ii. Financial institutions;
    iii. Assembly hall, banquet hall or private club;
    iv. Government, business or professional office;

v. Medical or dental office/clinic;
vi. Personal service uses;
vii. Eating establishment/restaurant;
viii. Pharmacies;
ix. Grocery store;
x. Farmers' market;
xi. Hotels, motels, inns and other forms of tourist accommodation;
xii. Motor vehicle facilities (washing, servicing, repair, fuel and/or sales facilities);
xiii. Funeral homes;
xiv. Private and commercial schools;
xv. Child care centres;
xvi. Places of worship and other institutional uses;
xvii. Microbrewery and distilling operations;
xviii. Live/work units;
xix. *Infrastructure*;
xx. *Public service facilities*; and
xxi. Accessory uses including an accessory dwelling unit.

2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Commercial designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.8.4 Development Policies

1. Major forms of new commercial *development* are to be directed toward the Township's Urban 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.
2. A variety of retail and service shops to serve the local communities and surrounding *rural areas* will be encouraged.
3. Within Everett and Colgan, commercial development shall be encouraged in core areas along main streets consisting of standalone commercial buildings or mixed residential/commercial buildings to house local retail and service shops, eating and drinking establishments, specialty retail stores and offices.
4. Additional commercial growth is to be permitted in Rural Settlement Areas through infilling.
5. Similarly, a modest amount of commercial *development* may be permitted in the Township's *rural areas* in the Rural designation through a site-specific amendment to the implementing Zoning By-law in accordance with the Development Policies of Section 3.2.4 to this Plan.
6. 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.
7. 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.
8. 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 the 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 existing commercial 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. Providing adequate on-site parking for commercial development in commercial 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; and

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.

9. 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.

10. 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;

    iii. That the form of *development* is appropriate in relation to the surrounding area, the heritage objectives of the neighbourhood, 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.

3.8.5 Lot Creation

1. Lot creation on lands designated Commercial may be permitted subject to the policies of Section 7.21.1 of this Plan and meeting the provisions of the Zoning By-law.

3.9 Institutional

3.9.1 Location

Lands designated as **Institutional** are identified on Schedules A-1, A-2, A-3 and B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan. The Institutional designation is meant to recognize legally existing institutional uses, including *public service facilities* located throughout the Township, and may also identify the preferred location for the establishment of new institutional uses within the Township.

3.9.2 Objectives

1. Provide for a full range of institutional uses to serve the community's needs;
2. Encourage the integration of institutional uses and *public service facilities* with the existing community in a way that minimizes potential conflict; and
3. Generally direct new institutional development to appropriately designated lands within the Township's *settlement areas*, where such *development* can be provided with appropriate services.

3.9.3 Permitted Uses

1. Permitted uses within the Institutional designation shall include:
    i. Emergency services facilities (police, fire, paramedics);
    ii. Hospitals;
    iii. Long-term care facilities;
    iv. Convalescent or nursing homes;
    v. Retirement homes;
    vi. Group homes;
    vii. Child care centres;
    viii. Community centres and community halls;
    ix. Community recreational facilities;
    x. School or educational establishments;
    xi. Cultural services facilities;

xii. Libraries;
xiii. Places of worship;
xiv. Cemeteries;
xv. Public uses;
xvi. *Infrastructure*; and
xvii. Accessory uses.

2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Institutional designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.9.4 Development Policies

1. New institutional uses shall generally be directed to the Township's *settlement areas*, with the higher priority locations being within the Urban Settlement Areas.
2. New institutional uses must be appropriate for the *settlement area* in which it will be located and will be compatible with surrounding land uses.
3. New institutional uses shall generally be developed on *municipal sewage services* and *municipal water services* where these services exist, and where the connection to municipal systems is feasible. Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided site conditions are suitable for the long-term provision of such services with no *negative impacts*.
4. The proposed institutional use will be located and designed so as not to generate adverse impacts with regard to pedestrian or vehicular movement.
5. In addition to the Institutional designation, *public service facilities* may be located in other designations in accordance with the Land Use Designation policies of Section 3 and the Public Services Facilities policies of Section 6.4 of this Plan.

3.9.5 Lot Creation

1. Lot creation on lands designated Institutional may be permitted subject to the policies of Section 7.21.1 of this Plan and meeting the provisions of the Zoning By-law.

3.10 Light Industrial

3.10.1 Location

Lands designated as **Light Industrial** are identified on Schedules A-1, A-2, A-3 and B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan. The Light Industrial designation is meant to recognize existing light industrial uses located throughout the Township and may also identify the preferred location for the establishment of new Light Industrial uses within the Township.

3.10.2 Objectives

1. To provide for a range of Light Industrial uses to serve the community's needs; and
2. To encourage the integration of industrial uses with the existing community in a way that minimizes potential conflict.

3.10.3 Permitted Uses

1. Permitted uses within the Light Industrial designation shall include:
    i. Small-scale manufacturing or assembly operations;
    ii. Small-scale warehousing;
    iii. Small-scale distribution facility;
    iv. Self-storage facility;
    v. Bus or trucking operation;
    vi. Contractor or trades shop or yard;
    vii. Welding or machine shop;
    viii. Business and professional offices accessory to the other permitted uses;
    ix. Limited retail sales of products manufactured, processed or assembled on the premises;
    x. *Infrastructure*;
    xi. *Public service facilities*; and
    xii. *Accessory uses*.
2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Light Industrial designation may also be recognized as permitted uses in the Zoning By-

law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.10.4 Development Policies

1. New industrial uses shall generally be directed to the Township's Highway 89 Employment Lands as identified on Schedule A-5 of this Plan, or other appropriately designated lands within the Township's *settlement areas*, where such development can be provided with appropriate *sewage and water services*.
2. New Light Industrial uses must be appropriate for the *settlement area* in which it will be located and will be compatible with surrounding land uses.
3. New Light Industrial uses shall generally be developed on *municipal sewage services* and *municipal water services* where these services exist, and where the connection to municipal systems is feasible. Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided site conditions are suitable for the long-term provision of such services with no *negative impacts*.
4. The proposed Light Industrial use will be located on a Collector or Arterial Road and designed so as not to generate adverse impacts with regard to pedestrian or vehicular movement.

3.10.5 Lot Creation

1. Lot creation on lands designated Light Industrial may be permitted subject to the policies of Section 7.21.1 of this Plan and meeting the provisions of the Zoning By-law.

3.11 Waste Management

3.11.1 Location

Lands designated as **Waste Management** include operating and non-operating *waste management sites* owned by the County of Simcoe or by other public or private entities, as shown on Schedules A-1, A-2 and A-3 to this Plan.

3.11.2 Objectives

1. *Waste management systems* shall be located and designed in accordance with Provincial legislation and standards. *Waste management systems* need to be of an appropriate size and type to accommodate the present and future waste management requirements of the Township.
2. The Township shall ensure that any *development* in the vicinity of an operating or non-operating *waste management site* occurs in a manner that protects and prioritizes the health and safety of residents.

3.11.3 Permitted Uses

1. Permitted uses within the Waste Management designation shall be limited to publicly or privately owned and operated *waste management sites*.

3.11.4 Development Policies

1. New and expanded *waste management sites* shall be developed in accordance with the Waste Management policies of Section 6.11 of this Plan.
2. All *waste management sites* shall be covered by a current Environmental Compliance Approval (if required), issued by the Ministry of the Environment, Conservation and Parks under the provisions of the *Environmental Assessment Act*.
3. No land use shall be permitted on land that has been used as a *waste management site* after the waste management use has ceased unless approval has been obtained from the Ministry of the Environment, Conservation and Parks or other appropriate agency.
4. No residential use is permitted in conjunction with a *waste management site*.
5. The implementing Zoning By-law will establish a Waste Management zone to establish appropriate provisions for the permitted uses identified in this section of the Plan and may:
    i. Stipulate that any *development* in an identified *D-4 Assessment Area* will require an amendment to the Zoning By-law, and

ii. Apply appropriate holding provisions to any lands located in an identified *D-4 Assessment Area*.

3.11.5 Lot Creation

Lot creation is not permitted on lands designated Waste Management.

3.12 Mineral Aggregate Resource Extraction

3.12.1 Location

Lands designated as **Mineral Aggregate Resource Extraction** are identified on Schedules A-1, A-2 and A-3 of this Plan.

Areas of "Sand & Gravel Resources" and "Licensed Pits and Quarries" are identified on Schedule F: Mineral Aggregate Resources.

3.12.2 Objectives

1. 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 and Township interest.

3.12.3 Permitted Uses

1. Uses permitted in the Mineral Aggregate Resources Extraction designation include:
    i. Licenced *mineral aggregate operations* in accordance with approved site plans;
    ii. Concrete plants and/or asphalt plants are permitted as an accessory use to a licensed *mineral aggregate operation* on a property with a minimum lot area of 20 hectares, subject to the following:
        a. 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;*
        b. the site must be located on and have direct access to a paved public road; and

c. 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.

3.12.4 Development Policies

1. 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. Existing *mineral aggregate operations* shall be permitted to continue without the need for Official Plan Amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, Policy 3.12.4.2 continues to apply.
2. In known deposits of *mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
    i. Resource use would not be feasible; or
    ii. The proposed land use or development serves a greater long-term public interest; and
    iii. Issues of public health, public safety and environmental impact are addressed.
3. 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.

4. *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

3.12.5 Applications for New Mineral Aggregate Operations

1. Applications are required concurrently under the *Aggregate Resources Act* and *Planning Act* for new or expanded *mineral aggregate operations*. Approvals under other legislation, such as the ~~*Endangered*~~ *Species* *Conservation* *Act* and *Ontario Water Resources Act*, may be required depending on the nature of the proposed *development*.
2. The Township will require a Zoning By-law Amendment 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 plan and rehabilitation plans in accordance with the *Aggregate Resources Act*.
3. An application to amend the Zoning By-law to allow new or expanded *mineral aggregate operations* shall meet the following requirements:
    i. The proposed operation 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
    iv. That the proposal can meet all of the requirements of the Township; Ministry of Natural Resources; Conservation Authorities; Ministry of Environment, Conservation and Parks; and any other applicable government agency.
4. Council may require the submission of studies 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 area 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.

5. 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.

6. *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.

7. In assessing negative impact, proposed mitigation measures, rehabilitation, and ecological enhancements, if any, shall be considered.

8. Any new proposed *mineral aggregate operation* and/or wayside pit within the Oak Ridges Moraine shall be developed in accordance with Section 35 of the Oak Ridges Moraine Conservation Plan.

3.12.6 Location of New Mineral Aggregate Operations

1. New *mineral aggregate operations* shall not be permitted:

   i. In *significant wetlands*;

   ii. In *significant woodlands*, *significant valleylands*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*;

   iii. In *fish habitat* except in accordance with *provincial and federal requirements*;

   iv. In *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*; and

   v. 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*.

3.12.7 Extraction in Prime Agricultural Areas

1. 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*.
2. In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:
    i. Impacts to the *prime agricultural areas* is addressed in accordance with Policy 3.1.5.3; and
    ii. The site will be rehabilitated back to an *agricultural condition*.
3. Despite policy 3.12.7.2 above, complete rehabilitation to an *agricultural condition* is not required if:
    i. The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
    ii. Agricultural rehabilitation in remaining areas is maximized.

3.12.8 Rehabilitation

1. Once operations have ceased, 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.
2. *Comprehensive rehabilitation* planning is encouraged where there is a concentration of *mineral aggregate operations*.
3. Final rehabilitation shall be completed in accordance with the aggregate licence, aggregate permit or site plan approval issued by the Province under the *Aggregate Resources Act*. An application to surrender an aggregate licence or aggregate permit shall follow the process as identified by the Ministry of Natural Resources.

3.12.9 Potential Aggregate Resources

1. Schedule F: Mineral Aggregate Resources identifies the location of Sand & Gravel Resources as an overlay to all of the other land use maps.
2. In areas adjacent to or in lands included in the Sand & Gravel Resources overlay designation, *development* for alternate land uses in accordance with other polices of this Plan may be permitted where:

i. It would not preclude or hinder the establishment of new operations or access to the resources;

ii. 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

iii. Provided any issues of public health, public safety and environmental impact are addressed.

3. Suitable uses in areas of Sand & Gravel Resources 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 *mineral aggregate resources* development.

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

1. 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 those areas of existing development or within the environmentally *sensitive* features of the Natural Heritage System which have been determined to be incompatible with extraction and associated activities.

3.13 Employment Lands

3.13.1 Location

Lands designated as **Employment Lands – Category 1** and **Employment Lands – Category 2** are identified on Schedule A-5: Land Use Plan, Highway 89 Employment Lands of this Plan.

The Township's historically designated and zoned area for rural commercial and/or rural industrial uses is the Highway 89 Employment Lands. The Highway 89 Employment Lands abut or are in close proximity to Provincial Highway 89, immediately west of the Alliston *settlement area* boundary. The lands have been planned to function as an area that supports commercial and/or industrial uses outside of a serviced settlement area. The permitted uses are reflective of the dry, un-serviced nature of the area. The Official Plan recognizes these lands as "employment lands" and not as a an "employment area" as defined in the Provincial Planning Statement, 2024. There are other site-specific Commercial -and Light Industrial designated areas throughout the Township that will also contribute to the creation of jobs and business opportunities however, they do not form

part of the Employment Lands designations and are thus, primarily subject to other policies of this Plan.

3.13.2 Objectives

1. Ensure that Employment Lands *development* occurs in an orderly manner and in conjunction with the establishment of appropriate *sewage and water services*;
2. Encourage *development* that will provide a range of goods and services, at appropriate locations within the Employment Lands, to meet the needs of the Township's residents and businesses;
3. Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;
4. Employment Lands will support economic activity in the Township by supplying land for a range of commercial and/or industrial uses such as welding and machine shops, trucking operations, warehousing and storage facilities, wholesale establishments, manufacturing, fabricating, assembling and processing of materials and operations, and, where appropriate, associated retail and other ancillary/accessory uses;
5. Consider land use compatibility and appropriate buffers and other mitigation measures for *development* in proximity to existing *sensitive land uses*; and
6. Ensure that new *sensitive land uses*, including residential uses are not permitted within the Employment Lands – Category 1 and Employment Lands - Category 2 designations.

3.13.3 Permitted Uses

3.13.3.1 Employment Lands – Category 1

1. Uses permitted in the Employment Lands – Category 1 designation may include:
    i. Agricultural and/or construction machinery & equipment sales, storage and service establishment;
    ii. Agricultural crop processing and supply outlet;
    iii. Animal hospital or veterinary clinic;
    iv. Auction facility;
    v. Bus or trucking operation;
    vi. Contractor or trades shop;
    vii. Distribution facility;

viii. Farm produce storage facility;
ix. Feed mill;
x. Garden centre or greenhouse/nursery;
xi. Manufacturing, fabricating, assembling, and/or processing of materials and operations
xii. Motor vehicle facilities (washing, servicing, repair, fuel and/or sales facilities);
xiii. Motor vehicle and trailer parking and/or storage area (outdoor lot, building or parking structure), or commuter parking lot;
xiv. Timber processing facility, including storage and sales;
xv. Self-storage facility;
xvi. Warehousing;
xvii. Welding or machine shop;
xviii. Wholesale establishment;
xix. Business and professional offices accessory to the other permitted uses;
xx. Limited retail sales of products manufactured, processed or assembled on the premises;
xxi. Infrastructure;
xxii. *Public service facilities*; and
xxiii. Accessory uses.

2. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Employment Lands – Category 1 designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan and the County of Simcoe Official Plan is maintained.

3.13.3.2 Employment Lands – Category 2

1. Uses permitted in the Employment Lands – Category 2 designation may include:

    i. Agricultural and/or construction machinery & equipment sales, storage and service establishment;
    ii. Animal hospital or veterinary clinic;
    iii. Bus or trucking operation;
    iv. Contractor or trades shop;
    v. Distribution facility;
    vi. Garden centre or greenhouse/nursery;
    vii. Motor vehicle facilities (washing, servicing, repair, fuel and/or sales facilities);
    viii. Motor vehicle and trailer parking and/or storage area (outdoor lot, building or parking structure), or commuter parking lot;

ix. Self-storage facility;
x. Welding or machine shop;
xi. Business and professional offices accessory to the other permitted uses;
xii. Limited retail sales of products manufactured, processed or assembled on the premises;
xiii. *Infrastructure;*
xiv. *Public service facilities*; and
xv. Accessory uses.

2. Heavy industrial uses, salvage or wrecking yards, abattoirs, or industrial uses which generate extensive heavy truck traffic are not permitted. Any outdoor storage must be appropriately screened from the public realm in accordance with Section 3.13.4.3.

3. Legally ~~E~~existing uses at the time of approval of this Official Plan on lots in the Employment Lands – Category 2 designation may also be recognized as permitted uses in the Zoning By-law provided the general intent of this Plan is maintained.

3.13.4 Development Policies

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

2. Any proposed re-designation of Employment Lands will require an Amendment to this Plan and be subject to the policies of this Plan.

3. Generally, no outdoor storage of material or inventory shall be permitted within the front or side yards of a property, however the requirements of the specific zone provision(s) shall apply to outside storage of goods and materials. All outside storage shall be visually screened using a combination of berming, opaque fencing and/or effective landscape treatment.

4. All *development* in the Employment Lands will be serviced with private *individual on-site sewage services* and *individual on-site water services* unless partial or full municipal sewage and water services have been provided by the Township. Development proposals will be encouraged to site buildings in such a manner to permit future infill should full municipal *sewage and water services* be installed at a later time. Limited infilling and creation of new lots for industrial and/or commercial

development, may be permitted provided the site can provide adequate servicing and access permissions are available.

5. Prior to the approval of any site development within the Employment Lands, the proponent shall be required to demonstrate through the preparation of a Functional Servicing Report 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;
    ii. Hydrogeological studies;
    iii. Potable water supplies;
    iv. Sewage treatment options; and
    v. Traffic impacts as it relates to the proposed development.
6. No new private entrances will be permitted from Highway 89 or County Road 50 without written consent by the appropriate road authority. The creation/upgrade of industrial or commercial entrances and/or the upgrading of existing residential or farm entrances to industrial or commercial standards will require review and approval by the MTO or County and meet their current standards.
7. 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 MTO, County and/or Township. 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.
8. In assessing an application for commercial and/or industrial development, consideration will be given to the following:
    i. Access to be from an existing or internal paved road;
    ii. Adequate access, off street parking and loading facilities to be provided;
    iii. Adequate buffering and setbacks, appropriate and dark-sky compliant 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 to contribute to an attractive site.

9. All new Employment Lands *development* shall be subject to Site Plan Control as per the requirements of this Plan.

10. 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 Township and appropriate agency standards.

11. 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, where appropriate.

12. All applications for new or expanded commercial and/or industrial development that is 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 industrial and/or commercial land use(s).

13. 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, Conservation and Parks and the Township of Adjala-Tosorontio.

3.13.5 Lot Creation

1. The creation of new lots for new Employment Land uses will be permitted by Plan of Subdivision or Condominium, or by Consent in accordance with Section 7.21 of this Plan. If not appropriately zoned for the proposed industrial and/or commercial land uses, Zoning By-law Amendment and Site Plan Control applications will be required. New Zoning By-law Amendment approvals may regulate the size of the proposed uses.

3.14 Greenlands Overlay

3.14.1 Location

Lands subject to the **Greenlands Overlay** are identified on the following Land Use Plan Schedules A-1, A-2, A-3, A-5, B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan.

3.14.2 Objectives

1. To maintain, restore, or where possible, improve the diversity and connectivity of the natural features, including the long-term *ecological function* and biodiversity of the *natural heritage systems* that are within the Greenlands Overlay.
2. In considering applications within or adjacent to the Greenlands Overlay, the Township will determine if the proposed *development* adequately addresses the policies and requirements of the Provincial Planning Statement, the County of Simcoe Official Plan, in addition to this Plan.
3. To ensure that no *development* and *site alteration* within or adjacent to the Greenlands Overlay shall be considered for approval until the Township is satisfied that the natural heritage and hydrologic features that exist within the Greenlands Overlay along with their related functions, will not be subject to *negative impacts*.

3.14.3 Permitted Uses

1. Permitted uses are in accordance with the existing underlying land use designation, and in accordance with the policies of Section 3 of this Plan.

Uses legally existing prior to the approval of this Plan may continue. However, further expansion of those uses are subject to Section 3 of this Plan, and must conform with the Greenlands designation and permitted uses of the County of Simcoe Official Plan.

3.14.4 Development Policies

1. Outside of *settlement areas*, the Greenlands Overlay applies to those lands within the natural heritage system of the County of Simcoe, which Overlay mirrors the County Greenlands designation shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Pan and is subject to the policy framework of the County of Simcoe Official Plan. Should there be any discrepancies between this Official Plan and the County of Simcoe Official Plan, refer to the County Official Plan mapping and policies. The County's *natural heritage system* primarily includes the following *natural heritage features and areas*, wherever they occur in the County:

i. *Habitat of endangered species and threatened species*;

ii. *Significant wetlands*, *significant* coastal *wetlands*, other coastal *wetlands*, and all *wetlands* 2.0 ha or larger in area which have been determined to be locally *significant*, including but not limited to evaluated *wetlands*;

iii. *Significant woodlands*;

iv. *Significant valleylands*;

v. *Significant wildlife habitat*;

vi. *Significant Areas of Natural and Scientific Interest* (ANSIs);

vii. *Regional Areas of Natural and Scientific Interest* (ANSIs);

viii. *Fish habitat*;

ix. Linkage areas; and

x. Public lands as defined in the *Public Lands Act*.

2. Within the *settlement areas* and the Highway 89 Employment Lands, the Greenlands Overlay is a consolidated layer made up of provincially significant wetlands, other wetlands, significant woodlands, significant valleylands, significant wildlife habitat, streams and waterbodies as shown on the Natural Heritage System Schedules C-1, C-2 and C-3; and the regulated floodplain and regulated slope areas as identified on Schedule D: Natural Hazards to this Plan.

3. The Greenlands Overlay represents a complex network of natural areas and the lands that support the *ecological functions* critical to the survival of these areas.

4. The Greenlands Overlay also includes *hazardous sites* and *hazardous lands* subject to *flooding hazards and erosion hazards*. The Natural Hazards policies of this Plan may also be applicable to lands in the Greenlands Overlay. The policies providing the greatest protection to the environment and public health and safety shall prevail.

5. The Greenlands Overlay provides a policy framework in addition to the underlying existing land use designation, and as such, all legally existing uses and forms of *development* remain subject to the policies of the underlying land use designation as identified on Schedules A-1, A-2, A-3, A-5, B-1, B-2, B-3, B-4, B-5, B-6 and B-7 of this Plan. However, where new *development* or *redevelopment* is proposed, the Township shall review the application in consideration of the natural heritage features and functions; and/or the natural hazard constraints that apply to the subject lands, and shall only approve new *development* or *redevelopment* where it

has been shown to the satisfaction of the Township and the County (outside of *settlement areas)* in consultation with the appropriate Conservation Authority (where applicable), that:

i. There are no *negative impacts* on any identified *significant* natural heritage feature, or their associated *ecological functions*;

ii. The delineation of natural hazards has been appropriately determined; and/or,

iii. *Development* and *site alteration* are directed outside of *hazardous lands* and *hazardous sites* as per the Natural Hazards policies of this Plan and requirements of the applicable Conservation Authority.

6. *Development* and *site alteration* shall not be permitted in s*ignificant wetlands*.

7. *Development* and *site alteration* shall not be permitted in:
   i. Other *wetlands;*
   ii. *Significant woodlands*;
   iii. *Significant valleylands*;
   iv. *Significant wildlife habitat*; and
   v. *Significant Areas of Natural and Scientific Interest* (ANSIs), unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions,* and in accordance with the requirements of the Conservation Authority (where applicable).

8. *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

9. As the Greenlands Overlay is approximate, it may not capture all *habitat of endangered species and threatened species* that may exist outside of the Greenlands Overlay, which are subject to this policy. *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

10. The boundaries of the Greenlands Overlay shall be used as a guide for the implementation of the policies contained within this Official Plan, including Natural Heritage System Section 4.3. Limits of the Greenlands Overlay may be established and/or reviewed through studies and on-site investigations to the satisfaction of the Township and County (outside of *settlement areas*), in consultation with the applicable Conservation Authority (where applicable) and other agencies having jurisdiction. Further refinement, including the identification of any natural heritage features or natural hazards not currently within the Greenlands Overlay boundaries will require an Environmental Impact Study (EIS) and/or a Natural Hazards Assessment, or equivalent, to be prepared to the satisfaction of the Township, County and applicable Conservation Authority, as required.

11. No amendments will be required to this Official Plan where the boundary of the Greenlands Overlay is different than that shown in this Plan and the boundary change is based on studies carried out in accordance with this Official Plan or updated information is provided and the change is deemed to be minor, all to the satisfaction of the Township in consultation with the County (for lands outside of *settlement areas*) and the applicable Conservation Authority having jurisdiction.

12. It is recognized that additional information regarding natural heritage features and/or natural hazards may be identified by the Province, County, Township and/or the applicable Conservation Authority. As new information regarding natural heritage features and their functions, or of natural hazards becomes available through additional studies, additional land area may be incorporated into the Greenlands Overlay, and the Natural Heritage System and Natural Hazards Schedules may be revised as part of the review and update of this Plan.

13. If it is determined at the pre-consultation stage in the planning application process, that the subject property does not contain any *natural heritage features and areas* on the subject or *adjacent lands* which could be impacted by the proposed *development* and that the lands are not required as a connection, linkage or providing an *ecological function* to the Township's Natural Heritage System, no EIS would be required to be submitted. For lands outside of *settlement areas* and the Highway 89 Employment Lands, the Township shall confirm the County is in agreement with its determination.

14. The Township shall require that all applications for *development* and/or *site alteration* on lands containing natural heritage features within the Greenlands Overlay and *adjacent lands*, be accompanied by an EIS in accordance with the requirements of this Official Plan. The results of an EIS shall provide the opportunity to:

    i. Determine the presence and extent of any *significant* natural heritage feature and their e*cological function*;

    ii. Understand the sensitivity of any *significant* natural heritage feature or their *ecological function* to withstand any development impacts;

    iii. Establish, where appropriate, an impact mitigation strategy that ensures no impact on significant natural heritage features and the *ecological functions*, and/or,

    iv. Refine the boundaries of the Greenlands Overlay and implementing zoning.

15. The purpose of an EIS is to:

    i. Collect and evaluate all appropriate information in order to have an understanding of the boundaries and attributes of all natural heritage features and *ecological functions*; and,

    ii. Assists in making an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and their *ecological functions*.

16. Any EIS required by this Official Plan must describe the natural heritage features and *ecological functions* and related hydrological features, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the *natural heritage system* on and off the site. In addition, the EIS must address how the proposed *development* will protect, maintain or restore the *significant* natural features and *ecological functions* of the Township's Natural Heritage System.

17. Any EIS must be considered by the Township, in consultation with the appropriate Conservation Authority (where applicable), the County of Simcoe (where applicable), and any other agency having jurisdiction, before a planning application that facilitates the *development* that is subject to the EIS, is supported.

18. The determination of the scope and content of an EIS shall be agreed to by the Township in advance, in consultation with the appropriate Conservation Authority (where there are *wetlands*) and any other agency having jurisdiction and shall be scoped as required.

3.14.5 Lot Creation

1. Lot creation within the Greenlands Overlay may be permitted in accordance with the applicable policies of the County of Simcoe and Township of Adjala-Tosorontio Official Plans, and meeting the provisions of the Township Zoning By-law.

3.15 Oak Ridges Moraine Conservation Plan Area Designations

3.15.1 Location

The Oak Ridges Moraine Conservation Plan Area is identified on Schedule A: Municipal Structure. Lands located in the Oak Ridges Moraine Conservation Plan Area include the following land use designations as identified on Schedule A-4: Land Use Plan, Oak Ridges Moraine Conservation Plan:

a) **Natural Core Area**

b) **Natural Linkage Area**

c) **Countryside Area**

d) **Rural Settlement**

3.15.2 Natural Core Area

The Natural Core Area designation has a high concentration of *key natural heritage features*, *key hydrologic features* and landform conservation areas. The purpose of the Natural Core Area is to maintain and, wherever possible, improve or restore the *ecological integrity* of the Oak Ridges Moraine Conservation Plan (ORMCP) Area. The Natural Core Area are some of the most ecologically *significant* areas of the Township's Natural Heritage System. The ecological character and qualities of the Natural Core Area shall be protected and enhanced over the long term.

3.15.2.1 Permitted Uses

1. Permitted uses are identified in Section 11 of the ORMCP and are subject to the requirements of Parts III and IV of the ORMCP.

3.15.3 Natural Linkage Area

The Natural Linkage Area designation forms part of a central corridor system that supports or has the potential to support the movement of plants and animals between the Natural Core Area, Natural Linkage Area, river valleys, and stream corridors.

The purpose of the Natural Linkage Area is to maintain, and wherever possible, improve or restore the ecological integrity of the ORMCP Area, and to maintain, and wherever possible, improve or restore, regional-scale open space linkages between the Natural Core Area and river valleys and stream corridors. The Natural Linkage Area is envisioned as the ecological connectors of the natural heritage features within the Township's Natural Heritage System.

3.15.3.1 Permitted Uses

1. Permitted uses are identified in Section 12 of the ORMCP and are subject to the requirements of Parts III and IV of the ORMCP.

3.15.4 Countryside Area

The Countryside Area designation includes rural land uses such as agriculture, *recreation*, residential development, *mineral aggregate operations*, and parks. The purpose of the ORM Countryside area is to encourage agricultural and other rural uses that support the objectives of the ORMCP. The rural character of the ORM Countryside Area shall be sustained over the long term.

3.15.4.1 Permitted Uses

1. Permitted uses are identified in Section 13 of the ORMCP and are subject to the requirements of Parts III and IV of the ORMCP.

3.15.5 Rural Settlement

The southern portion of the *settlement area* of Colgan has been designated Rural Settlement which is a component of the Countryside Area of the ORMCP as shown on Schedule A-4 to this Plan. The settlement area of Colgan is a long-established community. The purpose of the Rural Settlement designation shall be to preserve the rural character of the southern portion of Colgan while allowing those uses permitted by the Countryside Area designation.

3.15.5.1 Permitted Uses

1. Permitted uses are identified in Section 13 of the ORMCP and are subject to the requirements of Parts III and IV of the ORMCP.

3.15.6 Site Specific Exceptions

3.15.6.1 1713 Concession Road 3, Adjala

Pt of Lot 6, Concession 2, Adjala (Camp Reena) (Roll No. 430101000407300) (Schedule A-4)

This Plan recognizes the existing children's camp use on this property. The Township will regulate the use through appropriate zoning provisions. The Zoning By-law will provide regulations respecting the range of permitted uses on the property, and the establishment of appropriate setbacks, landscaping and buffering from abutting properties.

3.15.6.2 1234 Concession Road 5, Adjala

Part of Lot 2, Concession 4 (Adjala South Estates/Rondax Subdivision) (Roll No. 430101000101400) (Schedule A-4)

An Official Plan Amendment to redesignate the subject lands to Rural Residential was approved by the Ministry of Municipal Affairs and Housing on November 29, 1995, prior to the *Oak Ridges Moraine Conservation Act* coming into force. Applications for a zoning by-law amendment and Draft Plan of Subdivision for Adjala South Estates were commenced before November 17, 2001, with the zoning by-law amendment and Draft Plan of Subdivision being approved by the Ontario Land Tribunal on March 9, 2018, and October 2, 2019, respectively.

This Plan recognizes a draft approved Plan of Subdivision approved by the Ontario Land Tribunal consisting of 25 single-detached residential lots, a block for an existing residential dwelling, a block for open space conservation, three blocks for stormwater management, a block for an underground reservoir and emergency vehicles (dry hydrant), a block for a 0.3m reserve, and a municipal road.

3.15.6.3 9792 Highway 9, Adjala

Part of Lot 1 and 2, Concession 5 (Ballycroy Resort Development) (Roll No. 430101000104200) (Schedule A-4)

An Official Plan Amendment known as the Ballycroy Resort Development was adopted by By-law No. 00-53 on October 30, 2000, and approved by the Ontario Municipal Board via Decision/Order No. 1157 dated August 28, 2002 (OMB/OLT Case No. PL001347). This

Official Plan Amendment was decided (as defined in Section 15(5) *Oak Ridges Moraine Conservation Act*, 2001) prior to November 17, 2001, with development conditional on the approval of a site plan application. Notwithstanding any other provisions of this plan, the land use approvals contained in OPA 1 remain in full force and effect, and the Site Plan shall not be subject to the Oak Ridges Moraine Conservation Plan.

The lands designated Open Space – Recreation by OPA No. 1 are limited to the following permitted uses:

- an 18-hole golf course;
- a 100-seat golf clubhouse;
- a 250-room hotel complex;
- a 775-seat conference facility;
- a 200-seat restaurant;
- maintenance facilities; and
- ancillary facilities.

The use of groundwater for irrigation of the golf course shall be minimized through the use of a combination of treated sewage effluent, seasonal overflow from the Humber River and storm water, where possible.

The protection (quality, quantity and recharge capability) of groundwater and surface water shall be facilitated through a Site Plan Agreement that addresses all aspects of the construction, operation and maintenance of the golf course and hotel.

Restoration, Enhancement and Water Management (ground and surface) components of the proposal, as determined through the site plan, shall be to the satisfaction of the Conservation Authority.

Notwithstanding the provisions of Section 3.15, the lands comprising the aggregate of the boundaries of the ESA plus a 10.0 m buffer, the Regional flood plain, and a 30.0 m Riparian buffer from the Humber River and the lands comprising part of the "Ballycroy Wetland" in the southeast corner of the subject lands are re-designated to Environmental Protection Area. The lands associated with the existing conifer plantation comprising portions of diverse forest types in the northeast and northwest corners and central areas of the plantation, and an approximate 100.0 metre east-west corridor along the northerly boundary of the property; and more particularly indicated on Schedule "A" to Amendment No. 1 are also re-designated to Environmental Protection Area. The areas designated Environmental Protection Area shall be subject to the following provisions:

- The uses permitted within the Environmental Protection Area designation shall be limited to conservation uses, golf cart paths and crossings in the locations specified on Schedule 'A', and passive *recreation* uses;
- Notwithstanding the foregoing, a water intake structure is permitted as a use, pending approvals from the Conservation Authority, at one of the cart path crossing locations shown on Schedule 'A';
- There is no buffer required as it is included within the boundaries of the Environmental Protection Area designation; and
- Tree removal and pruning is limited to the removal of trees posing safety hazards.

Notwithstanding the provisions of Section 3 and 3.10 all proposed uses on the subject property within the area designated Commercial/Industrial in Part of the West ½ of Lot 1, Concession 5 shall be limited to uses with low water consumption such as small-scale retail/restaurant operations, and offices and service uses. Specific uses shall be proposed and evaluated by Council as a zoning amendment and site plan application.

The evaluation criteria for Zoning By-law amendment and site plan application may include, but not be limited to, the following review criteria:

- a hydrogeological assessment report which demonstrates that the proposal will comply with the Guidelines and Regulation of the Ministry of the Environment regarding nutrient loading in the Humber River and water taking impacts on adjacent land uses with respect to both water quality and quantity;
- road and traffic studies;
- detailed plans for the septic systems;
- a storm water management plan; and
- an assessment of the appropriateness of the proposed use(s) in the context of water use and groundwater impacts."

4. Preserve

4.1 Approach

The Township is committed to safeguarding its natural resources and encouraging sustainable growth through the "Environmental Sustainability" pillar of its Strategic Plan. This includes the protection of *natural heritage features and areas*, the quality and quantity of *sensitive* surface and *ground water features*, *prime agricultural areas*, *mineral aggregate resources*, and cultural heritage and *archaeological resources* through the creation of a sustainable community plan.

4.2 Objectives

1. Protecting natural heritage features and *ecological function*s from impacts of *development* and land use changes (i.e. natural heritage and hydrologic features and functions, Oak Ridges Moraine);
2. By prioritizing environmental conservation and responsible *development*, the Township aims to ensure a healthy, preserved natural environment for future generations;
3. To protect *prime agricultural areas* for long-term use for agriculture and support a diversified rural economy;
4. To protect and enhance the rural and agricultural character of the Township;
5. Expanding opportunities for economic diversification of agricultural and rural uses; and
6. Ensuring the long-term protection of valuable resources (cultural heritage, *archaeological resources*, aggregate resources).

4.3 Natural Heritage System

The Township's **Natural Heritage System** is identified on Natural Heritage System Schedules C-1, C-2 and C-3 to this Plan.

1. The Natural Heritage System is comprised of the following *natural heritage features and areas*:
    i. *Provincially significant wetlands;*
    ii. Other *wetlands;*
    iii. *Significant woodlands*;

iv. *Significant valleylands*;

v. *Significant wildlife habitat*;

vi. *Significant Areas of Natural and Scientific Interest* (ANSIs);

vii. *Fish Habitat*;

viii. *Habitat of endangered species and threatened species*;

ix. Linkages;

x. Public lands as defined in the *Public Lands Act,* including Earl Rowe Provincial Park;

xi. County Greenlands; and

xii. The Oak Ridges Moraine.

2. Where the *natural heritage features and areas* noted in Policy 4.3.1 above are mapped within the Township's *settlement areas* and the Highway 89 Employment Lands, they form a component of Greenlands Overlay as identified on Schedules A-5, B-1, B-2, B-3, B-4, B-5, B-6 and B-7.

4.3.2 Objectives

1. To recognize that the Township's Natural Heritage System varies in size and form within its *settlement areas*, *rural areas*, and *prime agricultural areas*.
2. To conserve, restore and enhance and protect *natural heritage features and areas, surface water features* and *ground water features* for the long-term.
3. To recognize that areas abutting the Natural Heritage System contribute to the health and function of the Natural Heritage System.

4.3.3 Development Policies

1. Detailed policies regarding the permitted uses and further direction regarding *development* within the Natural Heritage System is set out in the Greenlands Overlay Section 3.14 of this Plan.

2. *Development* and *site alteration* within the *natural heritage features and areas* located within the Oak Ridges Moraine is subject to the policies of Part III and Part IV of the Oak Ridges Moraine Conservation Plan. Part III, Protecting Ecological and Hydrological Integrity: Identifies the Moraine's key natural, hydrological and landform features and describes specific planning, design and development

restrictions and requirements that need to be met to protect the integrity of those features. Part IV, Specific Land Use Policies: Identifies specific planning, design and development restrictions and requirements that may need to be met for specific uses and activities. It also provides policies on lot creation.

4.4 Water Resources

4.4.1 Water Quality and Quantity

1. *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 though a Risk Assessment Study for Ground and Surface Water where applicable.
2. The Township shall protect, improve, or restore the *quality and quantity of water* by:
    i. Protecting all municipal drinking water supplies and *designated vulnerable areas* by implementing necessary restrictions on *development* and *site alteration*;
    ii. Maintaining linkages and related functions of *sensitive surface water features* and *sensitive ground water features*, *natural heritage features and areas*, and their *hydrologic functions*.
    iii. Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality.
    iv. Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
3. Such restrictions may be imposed through implementing by-laws and conditions of *development* approvals.
4. 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*.
5. Significant Groundwater Recharge Areas may be considered when evaluating major development applications to ensure groundwater recharge is not detrimentally affected through impervious surfaces.

4.4.2 Source Water Protection

Source Water Protection Plans have been developed to protect existing and future supplies of municipal drinking water. In accordance with Section 40 of the *Clean Water Act*, municipalities are required to include source protection policies in their official plans to ensure that they conform to the significant threat policies of the Source Protection Plans. In addition, Section 39 of the *Clean Water Act* requires that all decisions made by Council under the *Planning Act* and *Condominium Act*, must conform to the significant threat policies as set out in a Source Protection Plan.

There are two Source Protection Plan areas within the Township of Adjala-Tosorontio being:

1. The South Georgian Bay Lake Simcoe Source Protection Plan that applies to the majority of the lands within the Township, which came into effect on July 1, 2015, and
2. The CTC Source Protection Plan that applies to lands in the southern portion of the Township that fall within the Humber River watershed in the Oak Ridges Moraine Conservation Plan Area, which took effect on December 31, 2015.

4.4.2.1 Vulnerable Areas

1. The Source Protection Plans and their Assessment Reports identify *vulnerable areas*, which are locations where threats to municipal drinking water resources could impact the quality and quantity of those sources.
2. *Vulnerable areas* in the Township, as shown on Schedules E-1, E-2 and E-3 of this Plan, include:
    i. *Wellhead Protection Areas* (WHPA-A, B, C, C1, D, and E);
    ii. *Significant Groundwater Recharge Areas* (SGRA); and
    iii. *Highly Vulnerable Aquifers* (HVA).

    Additional detailed mapping can be found in the Source Protection Plans and Assessment Reports.
3. Schedules E-1, E-2 and E-3 may be updated, as needed, without an amendment to this Plan due to potential frequent updates to municipal well systems, wellhead protection areas, and groundwater mapping, as endorsed by the Source Protection Authority.

4.4.2.2 Objectives

1. To ensure the quality and quantity of municipal drinking water supplies are protected;
2. To encourage the development of education and community outreach programs in collaboration with the Source Protection Authority, the County of Simcoe and the Province to promote best management practices to protect surface water and groundwater resources;
3. To identify activities that are or will be a significant drinking water threat, based on the potential risk to groundwater resources, that should be prohibited or managed in *vulnerable areas*; and
4. Ensure that all *development* and *redevelopment* complies with the applicable requirements of the applicable Source Protection Plan.

4.4.2.3 Prescribed Drinking Water Threats

The *Clean Water Act* requires that the Township Official Plan contain policies for all areas where 22 drinking water threats, as prescribed through O. Reg. 287/07, could be significant.

1. 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. The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
    iii. The application of agricultural source material to land.
    iv. The storage of agricultural source material.
    v. The management of agricultural source material.
    vi. The application of non-agricultural source material to land.
    vii. The handling and storage of non-agricultural source material.
    viii. The application of commercial fertilizer to land.
    ix. The handling and storage of commercial fertilizer.
    x. The application of pesticide to land.
    xi. The handling and storage of pesticide.
    xii. The application of road salt.
    xiii. The handling and storage of road salt.
    xiv. The storage of snow.
    xv. The handling and storage of fuel.
    xvi. The handling and storage of a dense non-aqueous phase liquid.

xvii. The handling and storage of an organic solvent.
xviii. The management of runoff that contains chemicals used in the de-icing of aircraft.
xix. 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.
xx. An activity that reduces the recharge of an aquifer.
xxi. The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard.
xxii. The establishment and operation of a liquid hydrocarbon pipeline.

2. 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.

3. 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.

4. 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.

4.4.2.4 Wellhead Protection Areas

1. Within WHPA-A, WHPA-B, and WHPA-C as identified on Schedule E-1 to this Plan or in the applicable Source Protection Plan and its associated Assessment Report, future land uses associated with any of the provincially designated threats shall be managed or prohibited in accordance with the policies in the respective Source Protection Plan.

2. 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 on Schedule E-1 to this Plan or in the South Georgian Bay Lake Simcoe and CTC Source Protection Plans and associated Assessment Reports, must include a Notice from the Risk Management Official as part of a complete application.

3. *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 Risk Management Official.

4. For areas within the *wellhead protection areas* the Township shall also carry out a septic reinspection program in accordance with applicable requirements and guidelines.

5. 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.

4.4.2.5 Significant Groundwater Recharge Areas (SGRAs)

1. *Significant groundwater recharge areas* are areas on the landscape that are characterized by porous soils, such as sand or gravel that allows water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water. *Significant groundwater recharge areas* are delineated on Schedule E-2 to this Plan.

2. The Township may require, as part of an application for *development* or *site alteration* within a *significant groundwater recharge area*, the identification of measures to protect, improve or restore the quantity of water within a *significant groundwater recharge area*.

3. That in a *significant groundwater recharge area* as shown on Schedule E-2 to this Plan, *development* and *site alteration* will maintain pre-development recharge rates to the fullest extent possible.

4. That in *significant groundwater recharge area*s as shown on Schedule E-2 to this Plan, and highly vulnerable aquifers as shown on Schedule E-3 to this Plan, best management practices are encouraged for all *development* proposals that involve:

    i. Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and

    ii. Application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

4.4.2.6 Highly Vulnerable Aquifers (HVA)

1. *Highly vulnerable aquifers* (HVAs) are aquifers that are particularly susceptible to contamination because of either their location near the ground's surface or because of the type of materials found in the ground around them (for instance, clay versus sand versus fractured rock). HVAs can inform the vulnerability of WHPAs and where significant drinking water threats may occur within existing and future WHPAs. HVAs are delineated on Schedule E-3 to this Plan.
2. The Township may require, as part of an application for *development* or *site alteration* within a HVA, the identification of measures to protect, improve or restore the quality of water within a HVA.
3. The Township may require a Salt Management Plan as part of a complete application for future applications of road salt in HVA's in the CTC Source Protection Region or the South Georgian Bay Lake Simcoe 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.

4.4.3 Watershed Planning

1. The Township will work with the County, other municipalities, Conservation Authorities, Source Protection Authorities, and other Provincial agencies as appropriate, to inform *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.
2. 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 hydrologic features and areas, and their functions. The Township's *water resource system* is comprised of the surface water and *ground water features* and areas, and the *natural heritage features and areas* as identified on Schedules C-1, C-2, C3 and E-1, E-2 and E-3 to this Plan.

3. 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.

4. 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 greenfield areas will be informed by a subwatershed plan or equivalent. Proposals for major growth and *development* shall be reviewed on a *watershed* management basis where applicable and appropriate, to ensure the *watershed* is maintained in an environmentally sustainable fashion.

5. *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*.

6. 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 areas of development where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods.

7. Where a development proposal includes new stormwater management facilities in a *vulnerable area*, a 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.

8. 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 will require the use of best management practices and Site Plan Control to manage the design of impervious surfaces in *vulnerable areas*.

9. Site Plan Control shall be utilized to manage the design and discharge of stormwater management facilities in *vulnerable areas*.

10. Where *municipal sewage services* with reserve wastewater system capacity exist, the Township may consider enacting by-laws to require mandatory connection to existing *municipal sewage services* in *vulnerable areas* where *individual on-site sewage services* are a significant drinking water threat.

11. New private *individual on-site sewage services* or *municipal sewage services* that would be a significant drinking water threat shall be located outside of *vulnerable areas,* where possible.

12. Where a *development* proposal includes new private *individual on-site sewage services* or *municipal sewage services* in a *vulnerable area*, a Servicing Options Report shall be required as part of a complete application.

13. In *vulnerable areas* where future *individual on-site sewage services* would be a significant drinking water threat, new *development* including lot creation, based on *individual on-site sewage 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 guidelines for *individual on-site sewage services*. 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.

14. 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.

4.5 Agricultural Lands

It is a goal of this Plan to use an *agricultural system* approach to maintain and enhance the agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network* in the Township.

1. The objectives of this Official Plan for agricultural lands are to:

    i. To ensure that agriculture remains an integral part of the economy of the Township;

ii. To protect areas demonstrating high capability for agricultural production while supporting the establishment and maintenance of all forms of *agricultural uses*, *agriculture-related uses*, and *on-farm diversified uses* including *agri-tourism uses* to improve the viability of area farms;

iii. To limit non-*agricultural uses* in the agricultural areas that will restrict or hinder *normal farm practices*;

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

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

4.6 Mineral Aggregate Resources

It is a goal of this Plan to ensure that *mineral aggregate resources* are protected for long-term use; that extraction occurs in a manner that has minimal impacts on the environment, sensitive land uses, and the character of the Township; and adaptive and beneficial rehabilitation occurs on former aggregate operations.

1. The objectives of this Official Plan for *mineral aggregate resources* are to:

    i. To ensure that as much of the aggregate resource area in the Township, as is realistically possible, is available to supply mineral aggregate needs provided the extraction can occur with minimal environmental and social impacts; and

    ii. To encourage the proper management of *mineral aggregate operations* to minimize potential negative environmental and social impacts.

2. Schedule F: Mineral Aggregate Resources identifies:

    i. The location of Sand & Gravel Resources as an overlay to all of the other land use maps; and

    ii. Licensed pits and quarries.

4.7 Cultural Heritage and Archaeology

1. Cultural heritage resources will be *conserved* in order to foster a sense of place and benefit communities, particularly in *settlement areas*.

2. 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*.

3. *Development* and *site alteration* shall not be permitted on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

4. The Township acknowledges that it is within the traditional territory of the Chippewa Peoples, including the Chippewas of Rama First Nation, Chippewas of Beausoleil First Nation, and the Chippewas of Georgina Island First Nation, and is situated within the treaty lands described in the Lake Simcoe – Nottawasaga Treaty No. 18 between the Chippewa and the government of Upper Canada on October 17, 1818. The Township is also within the traditional territory of the Huron-Wendat First Nation.

5. The Township will engage early with Indigenous communities and ensure their interests will be considered when implementing Official Plan policies and strategies for the identification, protection and management of *archaeological resources*, *built heritage resources* and *cultural heritage landscapes*.

6. *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*.

7. The County of Simcoe has developed an Archaeological Management Plan including a detailed archaeological potential model that identifies potential pre-contact Indigenous sites, as well as more recent sites with archaeological potential through detailed historical research. The County makes its mapping of the *areas of archaeological potential*, derived from this model, available to the public. The Township will utilize this archaeological potential mapping in its decision-making.

4.7.1 Municipal Register

1. The Clerk of the Township shall keep a register of property situated in the municipality that is of cultural heritage value or interest and ensure that the information included in the register is accessible to the public on the municipality's website.

2. 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:

    i. A legal description of the property;

    ii. The name and address of the owner; and

    iii. A statement explaining the cultural heritage value or interest of the property and a description of the *heritage attributes* of the property.

3. 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, and where criteria for determining whether property is of cultural heritage value or interest, meets the prescribed criteria.

4. 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.

4.7.2 Municipal Heritage Committee

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.

4.7.3 Designation of Individual Properties

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*.

4.7.4 Designation of Heritage Conservation Districts

1. 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.

2. The Township may, by by-law, designate the municipality or any defined area or areas thereof as a heritage conservation district.

3. 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*.

4.7.5 Archaeological Resources and Burial Places

1. Where the Township is the Approval Authority for a *Planning Act* application, it shall determine the need for an Archaeological Assessment.

2. A supporting Archaeological Assessment may be required as part of a complete *Planning Act* application where *development* or *site alteration* is proposed with

respect to lands that contain *archaeological resources* or have been identified as being within an *area of archaeological potential* as identified by the County of Simcoe's "Archaeological Potential" map layer.

3. A supporting Archaeological Assessment will be required as part of a complete *Planning Act* application for any proposed *development* that creates two (2) or more new lots on lands containing *archaeological resources* or *areas of archaeological potential*.

4. All Archaeological Assessments shall be carried out by qualified and licensed consultant archaeologists.

5. Where an Archaeological Assessment has been required as part of a complete application, the Township shall provide the following to the County of Simcoe for the purpose of updating the County's GIS-based Archaeological Potential Layer:

    i. A digital copy of the completed Archaeological Assessment report; and

    ii. A copy of all Ministry acceptance or compliance letters related to the report (where "Ministry" refers to the ministry presided over by the Minister, as that term is defined in the *Ontario Heritage Act*).

6. Where appropriate, the Township will facilitate the communication of archaeological discoveries to residents through innovative architectural and/or landscape architectural design, public education, public art, or other public realm projects.

7. When human remains or burial sites are encountered during excavation, *site alteration*, or any other activity, the provisions of the *Funeral, Burial and Cremation Services Act*, 2002 (S.O. 2002, c. 33), the *Ontario Heritage Act*, and the relevant regulations must be followed.

8. The discovery of a previously unknown burial site shall be reported immediately to the police or coroner, as required by Section 95 of the *Funeral, Burial and Cremation Services Act*, 2002. No person shall disturb, or order the disturbance of, a burial site or of any artifacts associated with human remains, except under the circumstances described in Section 94 of the *Funeral, Burial and Cremation Services Act*, 2002.

9. The implementing Zoning By-law may establish one or more zones or establish regulations to restrict the use of land on sites that contain *significant archaeological resources*.

10. Where *archaeological resources* or burial places are documented and found to be Indigenous in origin through the completion of an Archaeological Assessment or during the development process, then the licensed consultant archaeologist and the Township shall provide prompt and appropriate notification to the relevant First Nations and/or Métis community(s). Protection or conservation of the *archaeological resources* will be determined in consultation with the relevant Indigenous communities.

5. Protect

5.1 Approach

The Township is committed to protecting people and structures from natural and human-made hazards.

5.2 Objectives

1. To direct all *development* and *site alteration* to areas that are outside of *hazardous lands* adjacent to river and stream systems that are impacted by flooding and *erosion hazards*.
2. To recognize that *hazardous sites* such as steep slopes, unstable soils (e.g. organic soils) or bedrock, and *hazardous forest types for wildland fire* may exist within the Township, and to consider these naturally occurring hazards in *development*.
3. To assess and direct *development* away from contaminated sites that may pose an unacceptable risk to public health and safety or the natural environment.

5.3 Natural Hazards

5.3.1 Location

Schedule D: Natural Hazards identifies the features and areas regulated by Conservation Authorities under the *Conservation Authorities Act* and its Regulations, including watercourses, flood plain, *wetlands*, and slope areas, as an overlay to all of the other land use maps. The identification of the natural hazards identified on Schedule D are approximate. To confirm the limits of the natural hazards on a particular property or area, contact the applicable Conservation Authority. The limits of natural hazards may be refined based on the findings of studies carried out in accordance with this Official Plan or where new information is available, to the satisfaction of the applicable Conservation Authority. Such refinements will not require an amendment to this Plan.

5.3.2 Development Policies

1. *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*.
2. *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* and *erosion 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.

3. Notwithstanding Policy 5.3.2.2, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream or small inland lake systems* 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.

4. Minor additions to existing *development* on existing lots of record may be permitted subject to no new hazards being created, or existing hazards being aggravated, and be subject to the approval of the Conservation Authority.

5. Generally, subject to the approval of the applicable Conservation Authority, buildings and structures in the *flood plain* on existing lots of record may be rebuilt to the same size and in the same location where destroyed by fire or other event, subject to the appropriate *floodproofing standard*.

6. The one-zone concept for flood plain management will be applied to all new *development* whereby the entire *flood plain* is the *floodway*.

7. Where permitted in accordance with above policies, *development* and *site alteration* shall also be set back from the long-term stable top of slope or watercourse, a distance to be determined using the direction within the Ministry of Natural Resources Technical Guide for River and Stream Systems. A Geotechnical Investigation or Slope Stability Analysis shall be prepared by a qualified geotechnical engineer to the satisfaction of the Township and the applicable Conservation Authority.

8. *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 paramedic services, and electrical substations; or

iii. Uses associated with the disposal, manufacture, treatment, or storage of *hazardous substances*.

9. Stormwater management quality and quantity facilities shall be located outside of the regional storm *flood plain*, or as otherwise permitted by the Conservation Authority or other appropriate authority.

10. Any *development* or *site alteration* proposed in an area regulated by a Conservation Authority, shall require a permit, unless exempt from permitting requirements.

11. In the absence of detailed *flood plain* mapping, a *development* applicant may be required to provide a Floodplain Assessment or Natural Hazards Assessment 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.

12. *Development* will be prohibited on slopes and ravines which could be subject to active *erosion hazards* or historic slope failure.

13. *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 on lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

14. The Township may, in its Zoning By-law, establish a separate zone category for *hazardous lands* and *hazardous sites* in which no development with the exception of conservation uses is permitted.

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

16. *Developmen*t shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

17. No new lots shall be created within areas subject to natural hazards.

5.4 Human-Made Hazards

1. Where *development* is proposed for a site that is known to be, or reasonably suspected of being, contaminated, no activity associated with the proposed *development* shall take place until and unless the known or suspected contamination has been assessed and remediated as necessary.
2. Proposed *development* on or adjacent to a former *mineral aggregate operation* shall only be permitted if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.
3. Proposed *development* on or adjacent to a *waste management site* shall only be permitted in accordance with the applicable policies in Section 6.11 of this Official Plan.
4. The Township may require the preparation of a Record of Site Condition or similar assessment before it will approve any application proposing *development* on a site where contamination from a former use could generate an *adverse effect* for the proposed use.
5. Further to Policy 5.4.4 above, the Township will be particularly mindful of the potential for contamination where development using *individual on-site water services* is proposed.
6. The Township will encourage the identification of *brownfield sites and their remediation*, especially where there is an opportunity for infill *development* and *intensification*.
7. Where the Township is to be deeded land for public highways, road widenings, parkland, storm water management facilities or any other public use, the Township will require as a condition of the transfer a Record of Site Condition and acknowledgement from the Province to ensure that the lands have been properly remediated, where required.

6. Connect

6.1 Approach

It is a goal of this Plan to bring the residents of this municipality together through interaction in public spaces, connection to *infrastructure* and *public service facilities*, and in effectively designed neighbourhoods and transportation networks.

6.2 Objectives

1. Enhancing public spaces including opportunities for naturalized park design and outdoor recreational activities (i.e. pathways, outdoor skating rink).
2. Improving access to community facilities (i.e. community centres, libraries, parks).
3. Promoting options for *active transportation* (i.e. bicycle lanes, multi-use trails).
4. Improving internet *infrastructure* and access across the Township.
5. Supporting community character and placemaking opportunities (i.e. farmers' market, Township Festival).
6. Encouraging climate-resistant, forward-thinking approaches to *infrastructure,* public works, and *sewage and water services*.

6.3 Parks and Open Spaces

1. 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.
2. The Township's Parks and Open Spaces will provide an opportunity to residents, businesses, and visitors of the Township to connect with themselves and each other in natural surroundings and/or built community spaces.
3. The Township will enhance outdoor recreational opportunities and linkages, and plan for the construction of new public spaces.
4. The Township recognizes Provincial Parks, conservation reserves, and other protected areas, and will minimize *negative impacts* on these areas.
5. Parks will be developed with regard to the Township's Parks Master Plan.

6.4 Public Services Facilities

1. When planning for *public service facilities*, land use planning and investment in *public service facilities* will be co-ordinated to implement this Plan.

2. 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, where possible. Opportunities for adaptive re-use should be considered by the Township, wherever feasible.

3. *Public service facilities* should be integrated into the community and co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

4. Proposals for shared-use facilities and for locating *public service facilities* (such as library or school) with parks are preferred; co-location of the school in conjunction with other community facilities, such as parks and/or other municipal services, are encouraged.

5. *Public service facilities* should be located to minimize potential conflict with adjacent uses based on development timing. 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.

6. Approval of *public service facilities* will be subject to the availability of required *infrastructure* and other municipal services, including *sewage and water services*. The provision of adequate vehicular access, parking and loading facilities shall be provided for all permitted uses.

7. Properties containing existing Public Service Facilities, including public schools as defined in the *Ontario Education Act*, shall be permitted for expansion and redevelopment of any building(s), structure(s), and associated land area without the need for an Official Plan Amendment.

6.5 Community Well-being and Identity

6.5.1 Well-Being and Accessibility

1. The Township shall ensure *development* and transportation contribute to an accessible, *age-friendly* community.
2. Council will support placemaking opportunities throughout the Township including but not limited to Farmer's Markets, cultural events, festivals and public art.
3. When reviewing *development* site plan applications, Plans of Subdivision and Condominium, and park designs, the Township shall consider the provision of *age-friendly* social and physical environments including the height of the first floor above grade of residential dwellings and commercial buildings, use of outdoor ramps versus stairwells, and minimizing curbs, particularly along public streets and in public spaces.

6.5.2 Community Health Services

1. 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.

6.5.3 Noise and Air Quality

1. 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.
2. 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.
3. The Township will encourage the *development* of, mixed-use, cycling and pedestrian-friendly communities as a means of improving air quality and minimizing contributions to air pollution through reduced reliance on private internal-combustion engine-based automobiles.
4. 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.

5. *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.
6. The Township may require the owner/applicant of such proposals to demonstrate compliance with Provincial requirements through the submission of an appropriate noise and air quality impact and mitigation study.
7. 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.
8. The Township will support initiatives to reduce and/or eliminate automobile idling times.

6.5.4 Food Access

1. The Township shall protect and conserve local agricultural food production capacity by protecting *prime agricultural areas*, restricting the fragmentation of agricultural lands, and preserving rural and cultural landscapes.
2. The Township will encourage and permit farmers' markets as-of-right within all commercial areas, community spaces and public parks.
3. Urban horticulture involving the cultivation of plants including vegetables, fruits, herbs, ornamentals and medicinal plants in *settlement areas* to enhance food security, sustainability, and community well-being is encouraged, any may occur in the form of community gardens, vertical farming, hydroponics, aeroponics, aquaponics, rooftop and terrace gardens.
4. Community gardens are encouraged within municipal parks and community spaces with Council approval. The Township shall be engaged and involved in the planning and ongoing maintenance of community gardens.
5. The Township will encourage the establishment of community kitchens and food co-ops.
6. The Township shall encourage and facilitate at least one grocery store in Colgan and Everett.

6.6 General Policies for Infrastructure

1. The Township will provide *infrastructure*, public works and servicing facilities in a coordinated, efficient, and cost-effective manner that considers *impacts of a changing climate* 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.
2. The Township will promote *green infrastructure* to complement *infrastructure*.
3. 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.
4. *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services and service needs.
5. *Infrastructure* planning, land use planning, and *infrastructure* investment will be co-ordinated.
6. Planning for new or expanded *infrastructure* should 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 density targets in this Plan;
    ii. Providing sufficient *infrastructure* capacity in settlement areas and the Highway 89 Employment Lands;
    iii. Identifying the full life cycle costs of *infrastructure* to service growth and developing options to maintain and pay for these costs over the long-term; and
    iv. Considering the *impacts of a changing climate*.

7. The Township will endeavour to 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.
8. The Township will support opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.
9. The Township will promote *renewable energy systems* and *alternative energy systems*, where feasible, in accordance with *provincial and federal requirements*.
10. The Township will consider developing 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.

6.7 Sewage, Water and Stormwater

6.7.1 Sewage and Water Services

1. Planning for *sewage and water services* shall:
    i. Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*;
    ii. Ensure that these services are provided in a manner that:
        a. can be sustained by the water resources upon which such services rely;

b. is feasible and financially viable over their life cycle;

c. protects human health and safety, and the natural environment, including the *quality and quantity of water*; and

d. aligns with comprehensive municipal planning for these services, where applicable.

iii. Promote water and energy conservation and efficiency;

iv. Integrate servicing and land use considerations at all stages of the planning process;

v. Consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and

vi. Be in accordance with the servicing options outlined through Policies 6.7.1.2, 6.7.1.3, 6.7.1.4, 6.7.1.5 and 6.7.1.6.

2. *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems. New *development* within the Urban Settlement Areas shall occur on full municipal sewage and water services.

3. *Notwithstanding Policy No. 6.7.1.2 above,* infill *development* or *redevelopment may be permitted* on *partial services* or individual on-site sewage and water services, where connection to *municipal sewage services* and *municipal water services* is not feasible;

4. Where *municipal sewage services* and *municipal water services are* not available, planned or feasible, *private communal sewage services* and *private communal water services* are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.

5. Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water*

services may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

6. *Partial services* shall only be permitted in the following circumstances:

    i. Where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing *development*;

    ii. Within *settlement areas*, to allow for infilling and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*; or

    iii. Within Rural *Settlement Areas* where new *development* will be serviced by *individual on-site water services* in combination with *municipal sewage services* or *private communal sewage services*.

7. In *rural areas,* where *partial services* have been provided to address failed services in accordance with policy 6.7.1.6.i above, infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing *partial services* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

8. *Municipal sewage services*, *municipal water services*, *private communal sewage services* and *private communal water services* will be planned, designed, constructed, or expanded in accordance with the following:

    i. 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;

    ii. The system will serve growth in a manner that supports achievement of the density targets in this Plan;

    iii. 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;

    iv. In the case of large subsurface wastewater disposal systems, the proponent has demonstrated attenuation capacity; and

v. 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.

9. Where existing residential development is planned to be connected to *municipal water services* and/or *municipal sewage services*, the municipality will consider the connection of existing *public service facilities* in the immediate area to those same services, where feasible.

10. The Township shall generate sufficient revenue through user fees to recover the full cost of providing and maintaining municipal *sewage and water services*.

11. Water and wastewater systems shall be established and operated in accordance with Provincial standards for drinking water and effluent quality.

12. Water conservation practices will be encouraged where *municipal water services* are provided, through such measures as water demand management for the efficient use of water; and water recycling to maximize the reuse and recycling of water.

6.7.2 Stormwater Management

1. Planning for stormwater management shall:

   i. Be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;

   ii. Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

   iii. Minimize erosion and changes in water balance including through the use of *green infrastructure;*

   iv. Mitigate risks to human health, safety, property and the environment;

   v. Maximize the extent and function of vegetative and pervious surfaces;

   vi. Promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and *low impact development*;

   vii. Ensure that post-development runoff rates are controlled to pre-development levels with enhanced stormwater management facilities, and will not increase risk of flooding or erosion on neighbouring properties; and

viii. Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.

2. Township developed stormwater master plans or equivalent for serviced *settlement areas* will:

   i. Be 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*;

   vi. Identify the need for stormwater retrofits, where appropriate;

   vii. 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

   viii. Include a monitoring, implementation and maintenance plan.

3. Proposals for large-scale development proceeding by way of a Secondary Plan, Plan of Subdivision, Plan of Vacant Land Condominium or Site Plan Control will be supported by a Stormwater Management Report 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. Identifies and minimizes the impacts of *development* on watershed flow regimes including the relationship between groundwater, infiltration, discharge and inflow, as deemed necessary by the Township and appropriate agencies.

iv. Establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and

v. Aligns with the stormwater master plan for the *settlement area*, where applicable.

4. Stormwater ponds will be encouraged to be developed as open space amenities rather than strictly as *infrastructure* and shall be integrated into the pedestrian network wherever possible.

5. *Low impact development* measures for stormwater management, to protect the aquatic and *wetland* components of the *natural heritage system*, are recommended.

6. Identifies the naturalization of the buffers and storm ponds with common native species.

6.8 Transportation System

The Township's Transportation System, shown on Schedule G-1: Transportation System (South) and Schedule G-2: Transportation System (North) to this Official Plan, is a *multimodal* network, meaning a system that accommodates and supports the use of several forms of transportation, including automobiles, buses, trucks, pedestrians, and cyclists. The transportation network's primary purpose is to provide for the movement of people and goods, but it also includes elements like parking and loading facilities and facilities for the storage and maintenance of vehicles.

The transportation network within the Township is widespread and varied. It includes a hierarchy of roads, including Provincial Highways, County Roads, Township Roads and Private Roads. The policies of this Plan provide protection for the *transportation system*, as well as opportunities to enhance and diversify the existing transportation network.

6.8.1 General Policies

1. The location of roads shown on Schedule G-1 and G-2 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.

2. *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

3. *Transportation systems* will be planned and managed where possible 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.

4. 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.

5. 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.

6. A land use pattern, density and mix of uses should be promoted that minimizes the length and number of vehicle trips and supports current and future use of *active transportation*.

7. The Township shall protect *major goods movement facilities and corridors* for the long term.

8. New entrances are discouraged on hills and curves and shall only be considered where adequate sight lines can be maintained. All new entrance permits are subject to the policies and by-laws of the applicable road authority.

9. *Development* shall only be permitted on roads that have the current or planned capacity to accommodate the increased traffic generated by that development.

10. 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 and standards shall be incorporated, where appropriate.

11. 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.

12. 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.

13. 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*.

14. 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.

15. 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.

16. Sidewalks shall be provided on at least one side of Local Roads and both sides of new Collector Roads within *settlement areas*; the inclusion of cycling lanes shall also be considered.

17. In regard to new *development* located adjacent to school sites and parks, sidewalks are considered to be an integral design aspect for safety and Council will give consideration to the need for the installation of sidewalks and safe pedestrian crossings, as may be deemed appropriate.

6.8.2 Public Road Access

1. 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 the implementing Zoning By-laws.

2. The Township, County and Province will require permit applications for new entrances and for the upgrading of existing entrances to all roads under their respective authority and in accordance with their respective requirements.

6.8.3 Provincial Highways

Provincial Highways #9 and #89 are under the jurisdiction of the Ministry of Transportation Ontario (MTO) and will be protected by the Township for their through-traffic and goods movement functions. These highways are designed to carry large volumes of traffic at high speeds. It is the intent of this Plan to direct the majority of through traffic and major traffic volumes to the Provincial Highways, where appropriate.

1. In support of the Provincial Highway system the following policies shall apply:

    i. Where *development* is proposed in the vicinity of a Provincial Highway or interchange, the MTO shall be consulted. Any information or studies required by the MTO shall be prepared and submitted by the proponent to the MTO in accordance with the MTO requirements, and any permits and agreements required by the MTO shall be in place prior to *development* in the vicinity of a Provincial Highway;

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

    iii. The minimum right-of-way width of Provincial Highways shall be in accordance with MTO requirements. Any widenings, sight triangles or other dedications required by the MTO for Provincial Highways shall be provided and facilitated by the landowner; and

    iv. Minimum setbacks to the limit of the right-of-way of Provincial Highways shall be provided in accordance with the MTO requirements. Any road, intersection or drainage improvements, or other measures required by the MTO in the vicinity of a Provincial Highway shall be provided by the proponent of the development.

6.8.4 County Roads

There are seven County of Simcoe roads within the Township being County Roads #1, #5, #12, #13, #14, #15, and #50. County Roads traverse through the *settlement areas* of Colgan, Everett, Hockley, Lisle and Loretto. Access to County Roads outside of these *settlement areas* will be restricted in accordance with County of Simcoe policy, by-laws and guidelines. County Roads are classified as arterial roads by this Official Plan.

1. *Development* adjacent to County Roads is subject to the requirements and permits of the County of Simcoe.

2. Outside of *settlement areas*, County of Simcoe entrance permits may generally be obtained for approved uses on existing lots if no entrance currently exists and if safety and drainage can be adequately addressed to the satisfaction of the County. New entrances shall generally not be permitted to individual residential lots on County Roads if the lot was created after June 30, 1996, unless otherwise approved by the County. New municipal roads connecting with County Roads may be permitted in accordance with County policies.

3. Within *settlement areas*, County entrance permits to individual lots may be permitted, subject to safety and drainage being adequately addressed to the satisfaction of the County. New municipal roads connecting with County Roads may be permitted in accordance with County policies.

4. When considering *development* within *settlement areas*, the Township shall promote transit and *active transportation* routes along County Roads.

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

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

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

    i. Land dedication for applications on lands abutting County Roads for matters which may include but not be limited to expansions for *active transportation* routes or transit, extra lanes, sight triangles, sidewalks, engineering works, *infrastructure* and/or landscaping;
    ii. A Traffic Impact Study;
    iii. Stormwater Management Report; and/or
    iv. Noise Impact Analysis.

6.8.5 Township Roads

Township roads are classified as Arterial Roads, Collector Roads, Local Roads, and Unmaintained or Seasonal Township Roads.

6.8.5.1 Arterial Roads

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

Arterial Roads are under the jurisdiction of the Township and will be protected for their through-traffic and goods movement functions and to distribute traffic to or from other classes of roads in the *transportation system*. It is the intent of this Plan to direct through-traffic and major traffic volumes that are not accommodated by the Provincial Highways and the County Roads to Township Arterial Roads, wherever possible.

6.8.5.2 Collector Roads

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

6.8.5.3 Local Roads

Local Roads are those roads that carry traffic from the Provincial and County Road system and from the Arterial Roads to individual properties. Local Roads are under the jurisdiction of the Township and will be planned and designed for their primary function of facilitating and providing direct access to adjacent land uses. It is the intent of this Plan to discourage through traffic, major traffic volumes and major goods movement on Local Roads.

1. Local Road networks shall use *active transportation* and engineering best practice approaches to reduce speeds and promote the ease and safety of vehicular and pedestrian movement.

2. Road networks should be developed considering the needs, safety and access requirement of all road users (pedestrians, bicyclists and motorists of all ages and abilities) and give priority to street connectivity.

3. Roads shall not be permitted within 30 metres of an identified natural heritage feature
and shall be directed outside of natural hazard areas.

4. Traffic calming and control measures should be integrated into the vehicle network to protect pedestrians and cyclists, with emphasis on providing safe routes to school, areas frequented by high-needs populations, and other high priority areas such as commercial lands.

5. On-street parking in the commercial area is important to the preservation of the character of Main Street in Everett.

6.8.5.4 Unmaintained or Seasonal Township Roads

1. Unmaintained or Seasonal Township Roads are Township-owned rights-of-way that are neither opened nor assumed for maintenance by the Township.
2. No *development* is permitted on Unmaintained or Seasonal Township Road unless otherwise permitted through an existing agreement or as approved by Council.
3. It is not a policy of this Plan that Unmaintained or Seasonal Township Roads be upgraded, maintained or repaired by the Township.
4. Subject to the applicable sections of the *Municipal Act*, in situations where landowners on an Unmaintained or Seasonal Township Road request that the Township assume the Unmaintained or Seasonal Township Road, the following criteria shall be met before the Township considers the assumption of the road:
    i. The road to be assumed has a minimum right-of-way width of 20 metres;
        a. All costs associated with any lot adjustments that may be required to provide a minimum right-of-way width of 20 metres for the road to be assumed shall be the responsibility of the private landowners.
    ii. The road to be assumed has direct access to a public road maintained year-round;
    iii. A Financial Impact Analysis shall be prepared to the satisfaction of the Township;
    iv. A supporting Environmental Impact Study or Environmental Assessment be completed, as required;
    v. The completion of other studies as may be required by the Township;

vi. The Unmaintained or Seasonal Township Road shall be brought up to an appropriate standard, acceptable to the Township, and at no cost to the municipality;

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

viii. The lot(s) adjacent to the Unmaintained or Seasonal Township Road be properly rezoned.

5. The classification of an upgraded Unassumed Road may be modified on Schedule G-1 or G-2, without the requirement for an Official Plan Amendment.

6.8.5.5 Minimum Road Right-of-Way

1. The minimum right-of-way width for Township Roads is as follows:

   i. Arterial Roads – 26-30 metres

   ii. Collector Roads – 26 metres

   iii. Local Roads – 20-23 metres

2. Where existing road rights-of-way do not meet the minimum standard established in the Township Official Plan, road widening may be acquired through various means, including through conditions of approval for Consent, Plan of Subdivision, Plan of Condominium and Site Plan Control applications.

6.8.6 Private Roads

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

1. The establishment of new Private Roads will not be permitted, with the exception of some small-scale forms of condominium development where the Private Road is owned and maintained by a Condominium Corporation, but such development should incorporate public roads as much as is reasonably possible in order to maintain the overall intent of this Plan.

2. New Private Roads shall have a minimum paved surface width of 6 metres.

3. Subject to the applicable sections of the *Municipal Act*, in situations where all landowners on a Private Road request that the Township assume the Private Road, the following minimum criteria shall be met before the Township considers the assumption of the road:
    i. The road to be assumed has a minimum right-of-way width of 20 metres;
    ii. All costs associated with any lot adjustments that may be required to provide a minimum right-of-way width of 20 metres for the road to be assumed shall be the responsibility of the private landowners.
    iii. The road to be assumed has direct access to a public road maintained year-round;
    iv. The completion of any studies or plans as may be required by the Township;
    v. The Private Road shall be brought up to an appropriate standard, acceptable to the Township and at no cost to the Township;
    vi. A road construction agreement between all landowners and the Township shall be required at no cost to the Township;
    vii. The lots adjacent to the Private Road be properly rezoned, if required; and
    viii. Agreement on the potential for a need to change the addressing for 911 emergency response.
    ix. Other reasonable considerations as determined by Council.
4. The classification of an upgraded Private Road may be modified on Schedule G-1 or G-2 without the requirement for an Official Plan Amendment.

6.8.7 Transportation Demand Management

1. Efficient use shall be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.
2. Potential t*ransportation demand management* strategies to be considered by the Township will achieve the following objectives:
    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. Supporting carpool opportunities, utilizing existing *infrastructure* at municipal facilities and by designating a certain number of parking spaces for people who carpool;

v. Enhance mobility options for vulnerable populations including older adults;

vi. Expand *infrastructure* to support *active transportation*; and

vii. Consider the needs of *major trip generators*.

6.8.8 Active Transportation

1. *Active transportation* is encouraged in the Township. *Development* applications will be evaluated for opportunities to incorporate *active transportation*, including but not limited to land dedication, connectivity to other routes and linking of neighbourhoods and *settlement areas*.

2. Multi-lot or multi-unit *development* proposals by Plan of Subdivision or description of Condominium should, unless otherwise provided in this Official Plan, include *active transportation* routes both internally and linkage to external routes and, where feasible and applicable, public areas. These elements may include but not be limited to sidewalks, trails and bicycle paths.

3. The Township may require the dedication of *active transportation* pathways including sidewalks, trails and bicycle paths as a condition of approval for Plans of Subdivision and Condominium, as separate from any dedication of lands for park or public recreational purposes, in accordance with the *Planning Act*.

4. The Township will pursue the creation of trails and other *active transportation* facilities, and the establishment of connections between existing trails and facilities, when considering Secondary Plans and *development* applications, where feasible.

5. 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.

6. The Township will strive to 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 neighbourhoods within *settlement areas*, including dedicated lane space for bicyclists on the major street network, or other safe and convenient alternatives.
        7. The Township will consider development and implementation of a *complete streets* policy and consider opportunities for accommodating all road users.
8. The Township will consider enhancing mobility options for all persons and in particular, older adults.
9. In the design and provision of *active transportation* facilities, the Township will consider Provincial guidelines outlined in Ontario Traffic Manual Book.
10. 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.
11. The Township may consider development of a municipal Active Transportation Plan, in consultation with local school boards and other relevant stakeholders, 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 and other destinations that rely heavily on *active transportation* such as schools or parks;
    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 requiring the provision of sidewalks on both sides of the street as well as traffic calming measures within an appropriate distance from school sites;
    iv. 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;

v. 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.);

vi. Policies and plans that identify where new sidewalks and trails should be provided through existing built-up areas;

vii. 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

viii. 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, other public use buildings, meeting halls, and major employment land uses that meet a minimum floor space threshold to be established by the Township.

6.8.9 Transit

1. The Township will work with the County of Simcoe to address transportation needs or issues identified in the County's Transportation Master Plan, including the feasibility of creating new transit links within the Township.
2. The Township will explore options to address the needs of its residents, including the establishment of alternative modes of transit such as taxi and rideshare services.
3. Consideration will be given to some form of public transit to serve the community of Everett and Colgan at full build-out.

6.9 Transportation and Infrastructure Corridors

1. The Township shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, *active transportation,* transit, and electricity generation facilities and transmission systems to meet current and projected needs.
2. *Major goods movement facilities and corridors* shall be protected for the long term.
3. 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.

4. The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.

5. Abandoned corridors shall be protected for *recreation* and trails purposes and 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.

6.10 Broadband

The Township recognizes the importance of having access to fast, reliable internet service as a fundamental aspect of connecting its residents, attracting business to its *settlement areas* and employment lands, while supporting a significant number of agri-businesses, small rural and home-based businesses, and fostering an entrepreneurial spirit.

1. Broadband *infrastructure* will be supported within the Township to encourage future employment opportunities including home-based businesses, self-employment, the attraction of new businesses (particularly those within the creative and knowledge economies) and ensuring the commercial viability of existing businesses. The Township supports the provision of reliable, high quality and affordable telecommunications throughout the Township for the needs of residents and businesses.

2. The Township will:

    i. Explore funding opportunities and leverage investment from other levels of government and/or partnerships with the private sector to increase access to broadband service;

    ii. Work with telecommunications companies to provide broadband infrastructure as part of development;

    iii. Work with the proponents of new development to explore how it can accommodate the implementation of leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and development and knowledge-based initiatives, and support health services;

iv. Work with the proponents of development and telecommunications and utility providers to ensure that adequate utility services and telecommunication networks are or will be established to serve the anticipated development and will determine appropriate locations for large utility equipment or utility cluster site;

v. Work with the proponents of development and telecommunications providers to expand upon the networks to be established in support of new development, to service other areas of the Township that are currently underserviced or without service;

vi. Work with the proponents of *development* and utility providers so that utility services and telecommunication networks can be phased in as required;

vii. Work with the proponents of *development* and utility providers so that utility services and telecommunication networks can be constructed, maintained, operated and installed in a manner that is cost effective, efficient and minimizes disruption; and

viii. The Township will maintain its *Protocol for the Establishment of Telecommunication Facilities* to ensure it reflects current legislative requirements and industry practices, and supports the effective creation of new broadband *infrastructure* to improve access to the internet.

3. Construction of telecommunications *infrastructure* will be encouraged to locate in the road right-of-way, where feasible.

4. Conduit for broadband will generally be provided as part of *development* proposals, with priority given to the provision of broadband conduit on Collector and Arterial Roads, as determined by the Township.

6.11 Waste Management

1. *Waste management systems* need to be provided that are of an appropriate size, type and location to accommodate present and future requirements, and facilitate integrated *waste* management.

2. The County of Simcoe is currently responsible for the collection and disposal of residential *waste*, including garbage and organics. The County is also responsible for the operation, monitoring, maintenance, rehabilitation, and closure of County-owned *waste management sites* in the Township. Starting January 1, 2026, residential recycling collection in Simcoe County will be managed by Circular

Materials, a not-for-profit organization appointed by producers under Ontario's Extended Producer Responsibility (EPR) framework. This province-wide transition shifts responsibility for the collection and processing of blue box materials from municipalities to producers of recyclable products.

3. The Township 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.

4. The Township will encourage and support the County of Simcoe in the development of strategies and plans in 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 upper and lower-tier municipalities.

6.11.1 Waste Management Sites

1. The policies in this section apply to the proposed establishment, expansion, or deletion of a *waste management site*.

2. All *waste management sites*, whether owned 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.

3. The establishment of a new *waste management site* or the expansion of an existing *waste management site* for the purposes of *landfilling* shall require an amendment to this Official Plan and to the County of Simcoe Official Plan.

4. The establishment of a new *waste management site* or the expansion of an existing *waste management site* for *non-landfilling* purposes shall require an amendment to

this Official Plan, unless the land that will accommodate the proposed *non-landfilling* use is already designated for such use on the Schedules to this Plan.

5. Where a *waste management site* is owned and operated by the County of Simcoe, the County shall be responsible for the development, operation, monitoring, maintenance, and rehabilitation of the *waste management site* in accordance with applicable legislation.

6. Where a *waste management site* is privately owned and operated, the private owner shall be responsible for the development, operation, monitoring, maintenance, and rehabilitation of the *waste management site* in accordance with applicable legislation.

7. When the deletion of a *waste management site* has been approved by the Ministry of Environment, Conservation and Parks, an amendment to this Official Plan will not be required to reflect the deletion.

6.11.2 D-4 Assessment Areas

1. The following policies apply to any lands located within the *D-4 assessment area* of a *waste management site*, irrespective of the designations shown on Schedules A-1, A-2, A-3, A-4 and A-5 to this Plan.

2. The *D-4 assessment area* associated with a *waste management site* (either active or inactive/closed) represents the area within which landfill-related impacts are most likely to occur. The *D-4 assessment area* refers to lands generally within 500 metres of the *fill area* of a *waste management site*, or more specifically, the area shown on Schedules A-1, A-2, A-3, A-4 and A-5 to this Plan.

3. Any alteration to the boundary of a *D-4 assessment area* identified on Schedules A-1, A-2, A-3, A-4 and A-5 to this Plan shall require an amendment to this Official Plan, which shall be accompanied by a *D-4 Study* prepared by a person qualified under the *Environmental Protection Act* and its regulations in consultation with the Ministry of Environment, Conservation and Parks and peer-reviewed as determined necessary by the *D-4 approval authority*.

4. Notwithstanding Policy No. 6.11.2.3, the extent of a *D-4 assessment area* associated with a closed *waste management site* may be reduced in consultation with the Ministry of Environment, Conservation and Parks without requiring a *D-4 Study* where current information exists to demonstrate there are no landfill-related

impacts associated with the closed site, but such a reduction shall still require an amendment to this Official Plan.

5. Uses, buildings, and structures that are located in a *D-4 assessment area* and that lawfully existed on the day this Official Plan was adopted may be recognized in the implementing Zoning By-law, and minor extensions or enlargements thereto may be permitted, subject to the policies of this Official Plan and the provisions of the Zoning By-law.

6. Any of the following uses may be permitted in an identified *D-4 assessment area*, irrespective of whether the *waste management site* with which the *D-4 assessment area* is associated is operating or non-operating, and irrespective of whether the associated *waste management site* is being used, or has been used, for *landfilling* purposes:

    i. *Mineral aggregate operations*;

    ii. *Wayside pits and quarries*;

    iii. Utilities, *infrastructure*, and above-grade transportation *infrastructure*, but not major highways; or

    iv. Any other land use where:

        a. public health or safety would not be threatened by hazards associated with the *waste management site*; and

        b. the use would not be impaired by noise, odour, or any other nuisance effect generated by the *waste management site*.

7. *Sensitive land uses* shall normally not be permitted in a *D-4 assessment area* associated with an active *waste management site* which incorporates a *fill area*. However, this shall be considered on a site-by-site basis in accordance with the results of investigations and studies required in accordance with policies 6.11.2.9 through 6.11.2.13.

8. *Development* may be permitted in the *D-4 assessment area* associated with a non-operating *waste management site* where the *waste* management use has ceased, but any such *development* shall be required to complete *D-4 Studies* to the satisfaction of the *D-4 approval authority*, the Ministry of Environment, Conservation and Parks, and any other agency or public body having jurisdiction.

9. Anyone proposing new *development* in a *D-4 assessment area* shall be required to provide a *D-4 Study* as part of a complete application. The study shall be completed in accordance with Ministry of the Environment's Guideline D-4, as amended.

10. All *D-4 Studies* shall, to the satisfaction of the *D-4 approval authority*:

    i. Evaluate the presence and impact of any *adverse effects* or risks to health and safety associated with an identified or suspected *waste management site*; and

    ii. Identify all remedial measures necessary for the proposed *development* to comply with the Ministry of the Environment *Guideline D-4*. All *D-4 Studies* will be peer-reviewed and shall be subject to the approval of the appropriate *D-4 approval authority*.

11. Where the County of Simcoe is the *D-4 approval authority*, the County may require the proponent of *development* within a *D-4 assessment area* to undertake any studies as the County considers appropriate, including studies that address any or all of the following:

    i. Groundwater, surface water, or other hydrological or hydrogeological matters;

    ii. The migration of methane gas;

    iii. Matters relating to noise, dust, and odour;

    iv. Traffic impacts;

    v. Land use compatibility; and

    vi. Any other matters that the County considers appropriate.

12. Where the Township is the *D-4 approval authority*, the proponent of *development* within a *D-4 assessment area* may be required to undertake studies to assess *adverse effects* associated with the following factors:

    i. Regardless of whether the *waste management site* is operating or non-operating:

        a. the contamination of groundwater and surface water by leachate;

        b. surface runoff;

        c. landfill-generated gases, with particular attention given to the production and migration of methane gas;

d. visual impacts; and

e. any other matters that the Province or County considers appropriate.

ii. Within the *D-4 Assessment Area* of an operating *waste management site*, in addition to those factors identified in Policy No. 6.11.2.12.i above:

a. odour, dust, noise, and other air emissions;

b. litter;

c. fires;

d. disease vectors and vermin; and

e. contaminant discharges from vehicular traffic associated with the site;

iii. Within the *D-4 Assessment Area* of a non-operating *waste management site*, in addition to those factors identified in Policy 6.11.2.12.ii above:

a. soil contamination and hazardous *waste*; and

b. ground settlement.

13. To clarify, nothing in Policy No. 6.11.2.12 above shall limit the Township's ability to require that a *D-4 Study* or a similar study to address factors not identified in that policy, if the Township is of the opinion that such factors warrant assessment.

14. No *development* shall be permitted in a *D-4 assessment area* unless Council is satisfied that all potential impacts from the *waste management site* have been appropriately addressed.

15. No *development* or *redevelopment* shall be permitted in the *D-4 assessment area* associated with County of Simcoe Waste Management Sites #1, 13 and 17 as identified on Schedules A-1, A-2, A-3 and A-5 to this Official Plan, unless the proponent has entered into an agreement, to the satisfaction of the County of Simcoe, that acknowledges the existence of the County *waste management site* and implements any necessary mitigation measures or monitoring conditions.

16. Any *development* that occurs in a *D-4 assessment area* may be phased, at the discretion of Council, to ensure that mitigation measures are implemented as *development* proceeds.

7. Implement

7.1 Interpretation – General

1. This Section identifies the key means that will be used by the Township to implement the policies of this Official Plan. However, the methods of implementing Township Official Plan policies as identified in this Section are not all-encompassing and are not intended to limit municipal authority.

2. 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 Township 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 are to be applied to each situation.

3. The goals, objectives, and policies of this Plan will be implemented through the implementing Zoning By-law as well as through other means such as municipal by-laws, Site Plan Control, municipal agreements, and design guidelines. Supporting or technical information may be required to ensure that the goals, objectives, and policies are properly implemented.

4. 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.

5. This Plan is to be read in conjunction with the Provincial Planning Statement and Provincial plans such as the Oak Ridges Moraine Conservation Plan. All planning decisions must be consistent with the Provincial Planning Statement and shall conform to or not conflict with the Oak Ridges Moraine Conservation Plan.

6. 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.

7. 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*.

8. Any reference to an Act of the Province of Ontario made in this Official Plan has been italicized. Where any Act or portion of an Act is referenced in this Official Plan, such reference shall be understood as referring to the version of that Act that is currently in force and effect, as amended from time to time. Where reference is

made in the text of this Official Plan to a regulation under any Act of the Province of Ontario, it shall be understood as referring to said regulation as amended from time to time.

9. This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with:

    i. The recognition and affirmation of existing Aboriginal and treaty rights in Section 35 of the *Constitution Act*, 1982; and

    ii. The Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

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

11. The Official Plan has been prepared to implement the Provincial Planning Statement, Oak Ridges Moraine Conservation Plan and County of Simcoe Official Plan. However, the policies of those documents continue to apply and should be referenced in preparing and evaluating applications for *development* and *site alteration*.

12. 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, and the implementing Zoning By-law.

13. Where numbers or values are specified in this text, such quantities are intended as guidelines, unless otherwise specified by the policies of this Plan. Deviations from numbers or values, which are minor and restricted, may be permitted without an amendment to this Plan, provided that the objectives and intent of this Plan are maintained.

7.2 Interpretation of Land Use Boundaries

1. It shall be a policy of the Township to ensure that all *development* occurs in accordance with the land use designations and overlays shown on the Schedules and with the policies of this Plan. The boundaries between land uses designations and overlays shown on the Schedules to this Plan are approximate except where they meet with existing roads, *watercourses*, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where new information becomes available and the general

intent of the document is maintained, minor adjustments to these boundaries will not require an amendment to this Plan.

2. The boundaries of the *natural heritage features and areas* and Conservation Authority regulated lands as shown on Schedules C-1, C-2, C-3 and D may be imprecise and subject to change. The Township shall determine the extent of areas on a site-by-site basis when considering *development* proposals, in consultation with the appropriate Conservation Authority. Where new information becomes available and the general intent of the Plan is maintained, refinements to these boundaries shall not require an Amendment to this Plan.

3. The boundaries between the Agricultural and Rural designations on Schedules A-1, A-2 and A-3 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.

4. Where a parcel of land is subject to two or more land use designations as identified on the Schedules to this Plan, the applicable policies of each designation shall apply to the portion of lands so designated.

7.3 Public Participation

1. Notification to the residents of the Township of Public Meetings and Hearings held by Council and Committee shall be given in accordance with the procedures of the *Planning Act*, with the exception of items identified in Section 7.3.2 below.

2. 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.

3. The Township will employ a range of electronic and digital communications tools for public notification and consultation processes. In order to engage with all people and facilitate public participation, the Township will employ appropriate methods at varying stages of the decision-making process.

4. The Township will undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the potential impacts of decisions on the exercise of Aboriginal or treaty rights. The Township intends to build constructive, cooperative relationships through meaningful engagement with Indigenous communities.

5. The Township shall make planning documents such as the Official Plan and Zoning By-law available to the public to foster a greater awareness and knowledge of planning matters. Where amendments to these documents are made, the Township shall endeavour to ensure that up-to-date consolidations of the amended document are made available.

7.4 Official Plan Review

1. 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.

2. 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 affecting the Township.

7.5 Official Plan Amendments

1. It is the intent of this Plan to serve as the basis for managing development in the Township until the year 2051. 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, study requirements and evaluation criteria within the respective land use designations.

2. 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.

3. 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.

7.6 Secondary Plans

1. Secondary Plans may be prepared or required for specific areas of the Township or in relation to a development application where it is considered necessary to provide more detailed planning objectives and policies for development of a specific area. Secondary Plans may be prepared for established, partially developed or undeveloped areas within existing *settlement areas*. A Secondary Plan is required as part of an expansion to an existing *settlement area* boundary, or as a requirement of proposed development within the Future Development designation of this Plan.

2. Secondary Plans may be incorporated into this Official Plan by Amendment. Secondary Plans shall be subject to the same administrative and public involvement procedures as required under the *Planning Act* for an Official Plan Amendment.

3. Secondary Plans should include 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 servicing can be phased in a way that is cost-effective, efficient, and sustainable;

    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;

    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; and

    x. Incorporate appropriate policies pertaining to the provision and location of schools.

4. All new required or applied for Secondary Plans shall consider a consistent set of matters and studies. These shall include but not be limited to:

    i. A Hydrogeological Report 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 Options Report 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 Financial Impact Analysis that demonstrates that the proposed use will have a net positive impact on the Township;

ix. A Planning Justification Report which considers how the relevant Provincial, County of Simcoe 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 Agricultural Impact Assessment to determine the potential impacts on the *agricultural system*, and where avoidance of an impact is not possible, to minimize and mitigate the impact to the extent feasible;

xiii. A Cultural Heritage Impact Assessment;

xiv. A Climate Change Vulnerability and Risk Assessment;

xv. An Archaeological Assessment, and

xvi. A Health Impact Assessment.

5. 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 Charges.

7.7 Zoning By-law

1. 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.
2. Where a Community Planning Permit By-law has been enacted by Council, references to “zone”, “zoning” or “zoning by-law" shall be understood to apply to the applicable terminology of the Community Planning Permit By-law.
3. 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 Zoning By-law.
4. Prior to *development* occurring, 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 open and maintained public road which meets current design standards of the road authority, 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 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 impacted by flooding or *erosion hazards*;

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 Zoning By-law are reflected though the development and monitoring of development sites, as required.

5. 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 effect* or may require remedial works to offset such impacts.

6. In addition to an amendment to the Zoning By-law, certain development in the Township may 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.

7.8 Legal Non-Conforming Uses

1. 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.

2. Nothing in this Plan shall preclude the continuation of non-conforming 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 whenever possible.

3. 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.

4. 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.
5. Notwithstanding any other policy in this Section, a legal non-conforming use(s) destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building and/or structure are not substantially increased, and the use of the building and/or structure is not substantially altered, and all applicable approvals are obtained.

7.9 Minor By-laws Delegation

1. Where Council has, by By-law, delegated the authority to pass by-laws under Section 34 of the *Planning Act*, that are minor in nature to, a Committee of Council or an employee of the Township, that Committee or employee 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;

iii. To permit a use not specified in the Zoning By-law but conforms to the Official Plan; and

iv. To permit a minor variance to the Zoning By-law.

2. 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 Township's Official Plan; and

   ii. A Draft Plan of Subdivision is not required in accordance with the Township's Official Plan.

7.10 Holding Provisions

1. In accordance with Section 36 of the *Planning Act*, the Township may use a Holding (H) provision in conjunction with the zoning of land to prohibit *development* until specific conditions of the Township 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 by Council without a further Public Meeting.

2. 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.

3. 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 *sewage and water services* and utilities are available to service the *development*;

   iii. That the necessary transportation facilities are available to service the proposed development;

   iv. Agreements (e.g. Subdivision, Condominium, Site Plan Control) respecting the proposed land use or *development* are entered into;

   v. The necessary studies have been prepared; and

   vi. Policies of this Plan related to cultural heritage conservation, urban design, Site Plan Approval, potentially contaminated sites, protection of the natural environment, community improvement, and all other planning matters

determined to be relevant to the *development* or *redevelopment* of the lands have been satisfied.

4. 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.

7.11 Temporary Use By-laws

1. Council may pass a Temporary Use By-law to allow the temporary use of land, buildings or structures for a purpose otherwise prohibited by the Zoning By-law. The duration of a Temporary Use By-law shall not exceed three (3) years. Subsequent by-laws granting extensions of up to three years may be passed by Council. However, once the by-law has lapsed, the use must cease or otherwise be viewed as contravening the implementing Zoning By-law.

2. 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 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;

    iii. The proposed use shall conform with the natural heritage policies of this Plan;

    iv. The proposed use shall not require the extension or expansion of existing municipal services;

v. The proposed use shall not create any pedestrian or traffic hazards within the area, nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;

vi. Parking facilities required by the proposed use shall be provided entirely on-site;

vii. The owner has entered into an agreement with the Township and/or posted financial securities to be held by the Township, if necessary, to ensure the removal of the use upon expiry of the By-law;

viii. The adequacy of municipal or private *sewage and water services* to service the use is demonstrated;

ix. Adequate access is provided; and

x. The use will not conflict with the general intent of the Official Plan or interfere with the achievement of this Plan's objectives.

7.12 Interim Control By-law

1. Council may pass an Interim Control By-law in accordance with the *Planning Act* to prohibit the use of land, buildings or structures within the Township or within a defined area or areas thereof on an interim basis while a review or study is completed by the municipality in respect of the relevant land use planning policies regarding an identified land use issue or planning matter.

2. The duration of an Interim Control By-law shall not exceed one (1) year; however, in the event the review or study has not been finalized, Council may amend the Interim Control By-law to increase the duration provided that the total period of time it is in effect does not exceed two (2) years from the date of passing of the Interim Control By-law.

7.13 Sign By-law

1. 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.

2. 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.

3. Signage will not be lit to a level that will adversely impact the amenity of surrounding residential properties or the design of streetscapes.

4. Private signs are not permitted within the Township Road rights-of-way.

7.14 Site Alteration By-law

1. Council may enact a Site Alteration By-law in accordance with the *Municipal Act*, and such by-law may include the following:

    i. The area or areas of the municipality where *site alteration* will be permitted;

    ii. The restrictions and regulations on the *site alteration* within the defined area(s);

    iii. The requirements for obtaining a permit for *site alteration* within the defined area(s);

    iv. The exemptions from having to obtain a permit for *site alteration*; and,

    v. The administrative requirements of the By-law, including fees, forms, and fines.

7.15 Other By-laws and Standards

1. 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 Fill By-law, that may be passed by Council from time to time.

2. Council may by By-law, delegate to an employee of the municipality, the authorization to pass certain by-laws in accordance with policies of Section 7.9 of this Plan.

7.16 Property Standards

1. 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.

2. The Township may utilize a Property Standards By-law to set out minimum standards of property maintenance and occupancy, and to assist in implementing the policies of this Plan.

7.17 Site Plan Control

1. All lands within the Township are identified as a Site Plan Control Area under the provisions of the *Planning Act*, save and except any areas covered by a Community Planning Permit System By-law. The Site Plan Control By-law of the municipality may identify land uses which may be exempt from Site Plan Control requirements, including those uses regulated under other applicable legislation.

2. Site Plan Control is an important means of implementing the policies of this Plan, including functional and well-designed *development*, which supports and advances the Community Design policies in Section 2.15 of this Plan. 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, County of Simcoe, and Provincial roads;

    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, outdoor storage, *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.

3. 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 Plan's 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.

4. 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.

5. The Township shall require financial security through letters of credit, surety bonds, or other financial arrangement prior to development, to the satisfaction of the Township.

6. 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.

7. Site Plan Control approval authority has been delegated by Council to Township staff.

7.18 Community Improvement Plan - General

1. Council may, by by-law, designate the entire Township or any part of the Township as a Community Improvement Project Area as per the provisions of the *Planning Act*.

2. Community Improvement Project Areas are intended to identify areas in which Community Improvement Plans may be undertaken to proactively stimulate

community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans shall provide the Township with various powers to maintain and promote attractive and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

3. 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.

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

7.18.1 Community Improvement Plan – Everett

1. The Township may prepare a Community Improvement Plan under Section 28 of the *Planning Act*, RSO 1990, to encourage the development of a viable commercial core for the community and to encourage the rehabilitation and improvement of private lands and the upgrading of public *infrastructure*.

2. The following objectives shall apply:

    i. To provide consistency in urban design and signage while recognizing the character of the existing built form;

    ii. To create a well linked public space fronting to the street that presents an attractive image of Everett that reflects the heritage of the community;

    iii. To create a core commercial area as a focus for the community;

    iv. To nurture an *active transportation*/pedestrian friendly and safe atmosphere; and

    v. To facilitate the inclusion of small and medium food retailers, mobile healthy vendors, farmers' markets, and other opportunities for promoting access to local foods (such as incubator kitchens).

3. The Community Improvement Plan may provide for a variety of financial incentives to assist with implementation of the objectives, including, but not limited to: local *infrastructure* improvements, waiving of application fees, property tax increment grants, and other grants aimed at improving building facades and signage.

4. Future studies will provide additional details related to the "character" of *development* (including architectural design considerations, façade treatments, and preferred uses) and methods of encouraging businesses to develop "Main Street Everett".

7.19 Community Planning Permit System

1. The *Planning Act* permits the Township to implement a Community Planning Permit System that is intended to combine Zoning, Minor Variance, and Site Plan Approval processes, as identified in this Plan.

2. The Township may identify one or more specific areas, or the entire Township, as a Community Planning Permit System area.

3. Within an area for which a Community Planning Permit System has been identified and 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.

4. 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.

5. 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.

6. 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 pursuant to the *Planning Act*;

    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, from the requirement for a permit.

7. 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.

8. Township initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the municipality has

received a satisfactory comprehensive planning rationale and the public and community engagement process has been completed.

9. 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 (Community Planning Permits).

10. 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 a staff position of the Township as outlined in the Community Planning Permit By-law.

11. 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.

12. 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.

13. 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.

7.20 Community Benefits Charges

1. 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*. The Community Benefits Charge By-law may establish fees to pay for the capital costs associated with facilities, services and matters required to support the community because of new *development* and *redevelopment* as set out in the By-law.

7.21 Land Division

1. The general lot creation policies are located within this Section of this Plan. Lot creation policies that are specific to a particular land use designation are also found

in the specific land use designation policies of Section 3 of this Plan. Lot creation may proceed by the following methods:

i. Consent;

ii. Registered Plan of Subdivision and/or the lifting of Part-Lot Control within a Registered Plan of Subdivision; or,

iii. Registered Plan of Condominium.

7.21.1 Lot Creation by Consent

1. 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.
2. In the Rural designation, 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*.
3. 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, and in accordance with Section 7.21.2. Where the landownership 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.
4. The maximum total number of new 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.
5. Notwithstanding Policy No. 7.21.1.4 above, within *settlement areas,* the creation of four or more new lots (not including the retained lot) may be permitted by Consent where all of the proposed lots front an existing public road, and where the policies of this Plan would otherwise permit the development.
6. Consent approvals for the creation of new lots may include conditions that require the conveyance of road widenings, including daylight triangles from both the retained and severed lands, to the Township.
7. Prior to issuing provisional Consent for a new lot for any purpose, Committee shall be satisfied that the lot to be retained and the lot (or lots) to be severed:

   i. Conform to the specific lot creation policies contained in the land use designation sections of this Plan;

   ii. Fronts on an open public road that is maintained on a year-round basis;

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 create 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 developed with appropriate *sewage and water services*;

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 in the area, 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 natural heritage features or their *ecological functions*;

x. The shape and dimension shall be appropriate to the proposed use taking into account the character and topography of the area;

xi. New building lots shall be located outside of lands subject to *flooding hazards* and *erosion hazards*, or *hazardous sites*;

xii. The proposed lot will not preclude or hinder the establishment of new *mineral aggregate operations* within areas mapped as Sand & Gravel Resources on Schedule F;

i. Are supported by Agreements contemplated by Section 51(26) of the *Planning Act*, RSO 1990 to ensure compliance with conditions of approval, as may be required; and,

xiii. Meets the requirement of Section 51(24) of the *Planning Act*.

8. The creation of a new lot shall not result in a landlocked parcel, or a parcel that does not have sufficient area for development, including uses such as a dwelling, accessory structures, *sewage and water services*, and access, due to restrictions posed by the presence of *hazardous lands*, as determined by the Township in consultation with the Conservation Authority.

9. Provisional Consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the *Planning Act* and as per policy 7.21.1.7.

10. 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.

11. 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.

12. 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 services*;
    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.

13. A severance to create *infrastructure* where the facility or corridor cannot be accommodated through the use of easements or rights–of-way is permitted.

14. A severance as may be required for *development* related to the management of resources and resource-based recreational uses which cannot be located in *settlement areas* is permitted.

15. Site Plan Control may be used in relation to severance applications to ensure compliance with detailed siting issues raised by Provincial Ministries, Conservation Authorities, County of Simcoe, utility providers, Council or other commenting agencies.

16. Variable setbacks, rights-of-way, limits to building heights or building envelopes may be required or permitted by minor variance or amendment to the implementing Zoning By-law in order to further the rural community design principles of this Plan.

7.21.2 Plans of Subdivision and Condominium

1. 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; or

    iii. Four or more new lots (not 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.

2. The Township may impose such conditions to the approval of a Plan of Subdivision or Description of 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 achieve the minimum right-of-way width as identified in this Plan;

iii. 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;

iv. 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

v. In the case of an application for approval of a Description of Condominium 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.

3. Section 7.23 of this Plan identifies the studies, plans, and assessments that may be 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.

4. The Township shall determine the need for supporting studies, plans, and assessments, and when in the approval process, they may be required on an application-by-application basis.

5. 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.

6. 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.

7. Prior to the consideration of an application for Plan of Subdivision or Plan of Condominium for approval, Council shall be satisfied that:

   i. The approval of the development is not premature and is in the public interest;

   ii. The lands can adequately support the proposed development in terms of *sewage and water services*;

iii. The lands are adequately serviced with adequate fire protection, roads, utilities, *waste* collection, schools, libraries, community facilities, trails, parks and open space without undue financial burden to the Township;

iv. The development is supported by the recommendations and conclusions of the supporting studies, plans and assessments as reviewed and approved by the Township;

v. The density of the *development* is appropriate for the area;

vi. A subdivision or condominium design which creates walkable neighbourhoods, *complete streets* including traffic calming measures, and enhances sense of place;

vii. The subdivision or condominium, when developed, will be easily integrated with other *development* in the area;

viii. A subdivision or condominium design which reduces the negative impact on surrounding land use, *transportation system* and natural environment;

ix. The subdivision or condominium conforms with the Natural Heritage System and Water Resources policies of this Plan; and,

x. The proposal conforms to Section 51 (24) of the *Planning Act*, as amended.

8. 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 shall ensure that the proponent assumes all financial responsibilities with respect to the development. Securities will be required to be posted for all road, service *infrastructure*, drainage site works to be completed as part of a subdivision or condominium, including landscaping and vegetation preservation.

9. 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.

10. 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.

11. 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.

12. Where conversion of a residential rental property to condominium ownership is proposed, the proponent shall supply a Rental Housing Conversion Study demonstrating that there will be no negative impact on the supply and affordability of rental housing within the Township.

13. 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, plumbing 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 that is required by the Township to make a decision on the application.

14. Before making an application under subsection 51 (16) of the *Planning Act*, the owner of a property or a person authorized in writing by the owner of the property may apply to the Township to have the Description of Condominium or any part of the Description exempted from those provisions of sections 51 and 51.1 of the *Planning Act* that would normally apply to it. The Township may grant an exemption if it believes the exemption is appropriate in the circumstances.

7.21.3 Part-Lot Control

1. Council may pass by-laws to exempt all or parts of a registered plan of subdivision from part-lot control to permit the conveyance of portions of lots or blocks. By-laws to exempt lands from part-lot control shall be limited to a period of not more than three (3) years.

7.22 Parkland Dedication

1. All new residential *development* and *redevelopment* shall be required to provide parkland dedication in accordance with the *Planning Act*.

2. 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 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 Master Plan as updated from time to time.

3. 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.

4. 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.

5. In Urban 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, or stormwater management facility, shall be designed to provide similar functions to a parkette to create a shorter walking distance to passive recreational features.

6. 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.
7. The Township will develop natural playgrounds in parkettes and neighbourhood parks to complement traditional park facilities and shall seek to introduce native and naturalized plantings into our parks.
8. Land judged by a Conservation Authority to be *hazardous lands* or *hazardous sites* will be set aside as permanent open space and shall not constitute part of the dedication for public parks and open space use.
9. 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.
10. 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.
11. The proponent of a *development* where cash-in-lieu of parkland is proposed must submit a study to the satisfaction of the Township indicating how the cash-in-lieu, versus land dedication, meets the intent of the Township's Parks Master Plan.

7.23 Pre-consultation and Complete Application

1. Applicants are encouraged to consult with the municipality prior to submitting an application for an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Plan of Condominium, Community Planning Permit, Site Plan Approval, Consent, or Minor Variance. The pre-submission consultation meeting will be held with Township staff and any other government agency or public authority that the Township determines appropriate.

2. The Township 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 Township;

iii. In the case of an 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 submission of a Public Consultation Strategy;

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. Whether a County Official Plan Amendment application is filed and/or approved, as required; and

x. A Secondary Plan is approved, where required.

3. In order for a *development* application to be considered a Complete Application in accordance with Sections 22, 34, 51 and 53 of the *Planning Act*, the Township may require any of the following studies, drawings, and reports to be submitted to the Township's satisfaction:

    - Active Transportation Report
    - Affordable Housing Report
    - Aggregate/Minerals/Petroleum Resource Impact Assessment and/or Aggregate License Compatibility Assessment
    - Agricultural Impact Assessment
    - Air Quality/Odour Study
    - Arborist Report
    - Archeological Assessment

- Block Plan
- Building Elevation Drawings
- Climate Change Vulnerability and Risk Assessment
- Comment Response Matrix
- Commercial Market Study (Commercial Impacts)
- Commercial Needs Analysis
- Community Design Report (including Architecture and Streetscape and Urban Design)
- Community Facility Needs Assessment
- Construction Impact Mitigation Study
- Construction Management and Communications Plan
- Contamination Management Plan and Remediation Strategy
- Cross-section Drawings/Profiles
- Cultural Heritage Impact Assessment
- D-4 Landfill Study
- Economic Viability Assessment
- Electromagnetic Field Management Plan
- Environmental Impact Statement/Natural Heritage Evaluation
- Environmental Site Assessment and/or Record of Site Condition
- Erosion and Sediment Control Plan
- Excess Soils and Materials Management Plan
- Financial Impact Analysis
- Fisheries Impact Study
- Floodplain Assessment
- Fluvial Geomorphic Study
- Functional Servicing Report
- Geotechnical Report/Soil Stability Analysis
- Grading and Drainage Plans
- Health Impact Assessment
- Human-made Hazard Impact Study/Assessment
- Hydrogeological Report
- Illumination Study
- Land Needs Assessment
- Land Use Compatibility Study
- Landscape Plans
- Market Impact Assessment

- Master Drainage Plan
- Minimum Distance Separation (MDS) Formulae Assessment
- Natural Hazards Impact Study/Assessment
- Neighborhood Design Plan
- Noise/Vibration Study
- Operations and Maintenance Reports
- Park Concept Plan
- Parking Report/Analysis
- Phasing Plan
- Plan and Profile Drawings
- Planning Justification Report
- Public Consultation Strategy
- Reference Plan
- Rental Housing Conversion Study
- Risk Assessment Report
- Secondary Plan
- Servicing Options Report
- Settlement Area Capability Study/Settlement Area Comprehensive Review
- Site Plan
- Snow Storage and/or Salt Reduction Study/Plan
- Spray Analysis - Golf Courses
- Staging Plan
- Stormwater Management Report
- Subdivision Plan
- Sun-Shadow Analysis
- Survey (Topographic, Boundary, Real Property)
- Transportation Impact Study
- Tree Inventory and/or Tree Preservation Plan
- Urban Design Report
- Vehicle Turning Movement Plan and Report
- Water Balance and/or Scoped Water Budget Report
- Water Conservation Plan
- Well Records Report
- Wildland Fire Assessment
- Wind Study

4. Additional drawings, studies and reports not listed may be required based upon the specific details of a given project proposal.
5. 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 Township if circumstances necessitate the need for such information and material as part of the decision-making process.
6. 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 fully borne by the applicant.
7. The Township encourages the preparation of Terms of Reference for any required study in consultation with Township 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.
8. Studies, reports and plans in support of an application are to be submitted in digital and paper formats in quantities determined by the Township.

7.24 Forest Conservation By-law

1. The Township may consider enacting a Forest Conservation By-law, in accordance with the *Municipal Act*, to limit the removal of trees and/or vegetation in all or specific areas of the Township on lots that are not subject to the County of Simcoe Forest Conservation By-law.
2. The Township may alternatively consider an education and outreach initiative aimed at informing the public of the benefit of tree retention.
3. The Township may consider establishing a street tree planting program and a *settlement area* forestry program which should include:
    i. Locations and distribution of street trees;
    ii. Appropriate tree species; and,
    iii. Design and planting specifications.

7.25 Development Charges

1. It is a principle of this Plan that the cost of servicing new *development* or *redevelopment* shall be borne by that development. The capital cost of growth-related services including the provision of *infrastructure* shall not place a financial burden upon the Township's existing taxpayers and that new taxpayers shall not

bear more than the growth-related net capital cost attributable to providing the current level of services.

2. To finance the costs of servicing growth, the Township shall enact a Development Charges By-law under the *Development Charges Act*, that applies to the Township as a whole and/or that applies only to specific geographic areas within the Township.
3. The Township may exempt some or all of the Development Charge or exempt certain *development* or *redevelopment* or certain areas or classes of *development* from the Development Charge as a means to promote specific *development*, *redevelopment* or revitalization objectives in accordance with this Plan.

8. Definitions

This section establishes specific definitions for all terms that appear in *italics* in this Official Plan. Any instance of a term *italicized* in such a manner within this Official Plan shall be interpreted according to the definitions provided in this section of the Plan. Where words are italicized in Land Use Designations and Overlays Section 3.15 Oak Ridges Moraine Conservation Plan to this Plan, reference should be made to the definitions included in the Oak Ridges Moraine Conservation Plan. In all other instances, terms shall be defined in accordance with common usage and if necessary, reference to the Canadian Oxford Dictionary, 2nd Edition.

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.

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

Adjacent lands: in the context of applicable policy means

a) for the purposes of Policy 6.9.3 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 provincial guidance or based on municipal approaches that achieve the same objectives;
b) for the purposes of Policy 3.14.4.10, 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) for the purposes of Policy 3.12.4.2, 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) for the purpose of Policy 4.7.3, those lands contiguous to a *protected heritage property*.

Adverse effect: 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:
    i. 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
    ii. 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:
    i. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
    ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Age-friendly: means a concept that utilizes policies, services and structures related to an inclusive and accessible physical and social environment, which are designed to support and promote “healthy aging” – that is, to live in a secure environment, enjoy good health and continue to participate fully in society.

Age in place: means the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

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: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and
b) An *agri-food network* which includes agricultural operations, *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.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources* as evaluated using the processes and criteria that area established under the *Ontario Heritage Act*.

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 resources: 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.

Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with

minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores and services, a full range of housing, transportation options, and *public service facilities*. *Complete communities* are *age-friendly* and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Complete streets: means streets intended to serve the needs of all users - pedestrians, cyclists, transit users and automobile drivers. They are designed to prioritize the importance of all modes of travel and provide for safe and accessible travel. As well as being safe and efficient for automobiles and transit, *complete streets* are comfortable for pedestrians through active streetscapes, wide sidewalks, street furniture, lighting and landscaping and are comfortable for cyclists through dedicated cycle lanes or multi-use trails.

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*.

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.

Council: means the municipal Council of the Corporation of the Township of Adjala-Tosorontio.

County of Simcoe or County: means the Corporation of the County of Simcoe.

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.

D-4 approval authority: means one of the following:

a) the County of Simcoe, with respect to all County-owned or operated *waste management sites* that have *fill areas*; or
b) the Township of Adjala-Tosorontio, with respect to all privately owned or operated *waste management sites* located on properties within the Township.

D-4 assessment area: means any area identified on Schedules A-1, A-2, A-3, A-4 and A-5 to this Official Plan or identified on a map prepared and made available for information purposes by the County of Simcoe, being generally defined as the lands within 500 metres of a *fill area* but which may vary according to the actual location of the *waste* cell, the depth of the *waste*, the type of *waste*, or existing conditions.

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

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. 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 growth areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. *Designated growth*

areas include lands which are *designated and available* for residential growth, as well as lands required for employment and other uses.

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 3.14.4.5, 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 3.14.4.6.

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.

Endangered species: means a species that is classified as "Endangered Species" on the Protected 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.

Fill area: means any portion of a *waste management site* that is or has been used for *landfilling*, including such an area on a property that is suspected to have been used for *landfilling*.

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 water frequented by *fish* and any other areas on which *fish* depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood 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:

a) 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, wave effects and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, 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*.

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 Conservation Act*, ~~2007~~2025.

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, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. 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, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

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

Highly vulnerable aquifer: means an aquifer on which external sources have or are likely to have a significant *adverse effect*, and includes the land above the aquifer. (Clean Water Act, 2006, O. Reg. 287/07)

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes,

additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

Hydrologic function: 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 including broadband, transit and transportation corridors and facilities, *active transportation systems*, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 5.3.2.8 means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: 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* and underutilized shopping malls and plazas;
b) the development of vacant and/or underutilized lots within previously developed areas;
c) infill development; and
d) the expansion or conversion of existing buildings.

Landfilling: means the disposal of *waste* by deposit, under controlled conditions, on land or on land covered by water, including compaction of the *waste* into a cell and covering the *waste* with cover materials at regular intervals.

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 municipality; or
b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

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.

Major trip generators: means origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *strategic growth areas*, major office and office parks, major retail, employment areas, community hubs, large parks and recreational destinations, public service facilities, and other mixed-use areas).

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).

Critical *minerals* are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

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.

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: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, 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 harmful alteration, disruption, or destruction of *fish habitat*, except where an exemption to the prohibition 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.

Non-landfilling: means any permitted use or activity taking place on a *waste management site* that does not involve *landfilling*, including activities and operations associated with recycling facilities, transfer stations, and processing sites.

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.

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*, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.

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.

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 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, other hydrocarbons, or compressed air energy storage.

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

which is designed to be dismantled at the completion of the construction project.

Primary residential unit: means the primary residential unit in a detached house, semi-detached house or rowhouse where the house is situated on a parcel of land containing an additional residential unit. (O. Reg. 299/19 (Additional Residential Units))

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 a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

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 and is not owned by a municipality.

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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, including but not limited to schools, hospitals and community *recreation* facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, *recreation*, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water: 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 system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Residence surplus to an agricultural operation: means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

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 the Township 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 urban *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.

Settlement areas: means urban areas and rural *settlement areas* within the Township, including villages and hamlets. *Settlement areas* are:

a) built-up areas where development is concentrated and which have a mix of land uses; and
b) lands which have been designated for development over the long term.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

a) in regard to *wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources 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) and (d) are provided in provincial guidance, 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.

Significant groundwater recharge area: means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer. (*Clean Water Act*, 2006, O. Reg. 287/07)

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.

Specialty crop area: means areas within the agricultural land base designated based on provincial guidance. 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.

Strategic growth areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher density mixed uses in a more *compact built form*.

Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted post secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as *strategic growth areas*.

Strip development is lot creation in the Rural designation:

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

Subwatershed: means a subdivision of a *watershed* based on hydrology, generally corresponding to the area drained by a small tributary, as opposed to a major river.

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.

Surface water intake protection zone: means an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats. (*Clean Water Act*, 2006, O. Reg. 287/07)

Threatened species: means a species that is classified as "Threatened Species" on the Protected Species ~~at Risk~~ in Ontario List, as updated and amended from time to time.

Township: means the Corporation of the Township of Adjala-Tosorontio.

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.

Urban agriculture: means food production in settlement areas, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

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.

Vulnerable area: means

a) a *significant groundwater recharge area*,
b) a *highly vulnerable aquifer*,
c) a surface water intake protection zone, or
d) a *wellhead protection area*. (*Clean Water Act*, 2006)

Waste: means includes ashes, garbage, refuse, domestic *waste*, industrial *waste,* or municipal refuse, and such other materials as are designated in the regulations of the *Environmental Protection Act*. For the purposes of this Plan, *waste* does not include liquid *waste* other than the capture and treatment of leachate.

Waste management site: means a site, and any facilities associated with the site, for the accommodation of *waste* from one or more municipalities, irrespective of whether the site is used for *landfilling* or for *non-landfilling*, and including:

a) any land upon, into, or through which, or a building or structure in which, *waste* is deposited, disposed of, handled, stored, transferred, treated, or processed;
b) any land, building, or structure used for the capture and treatment of leachate;
c) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment, processing, or capture referred to in clauses (a) or (b) above; and
d) the *fill area* and associated buffer area of any property that has been, or that is suspected to have been, used for *landfilling*.

Waste management system: means sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watercourse: means a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs (O. Reg. 41/24 Prohibited Activities, Exemptions and Permits).

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a *watershed* and for the assessment of cumulative, cross jurisdictional, and cross-*watershed* impacts. *Watershed planning* evaluates and considers the *impacts of a changing climate* on *water resource systems* and is undertaken at many scales. It may inform the identification of *water resource systems*.

Water resource systems: means a system consisting of *ground water features* and areas, *surface water features* (including shoreline areas), *natural heritage features and areas*, and *hydrologic functions*, which are necessary for the ecological and hydrological integrity of the *watershed*.

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.

Wellhead protection area: means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats. (*Clean Water Act*, 2006, O. Reg. 287/07)

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 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".