

## TABLE OF CONTENTS

		<u>PAGE</u>
SECTION 1	INTRODUCTION	1.1
SECTION 2	PURPOSE/BASIS	2.1
	2.1 Purpose of the Plan	2.1
	2.2 Goals	2.1
	2.3 Basis of the Plan	2.2
SECTION 3	GENERAL DEVELOPMENT POLICIES	3.1
SECTION 4	ECONOMIC DEVELOPMENT	4.1
	4.1 Introduction	4.1
	4.2 Goals	4.1
	4.3 Objectives	4.1
SECTION 5	RESIDENTIAL GROWTH MANAGEMENT	5.1
	5.1 Introduction	5.1
	5.2 Goals	5.2
SECTION 6	HOUSING POLICIES	6.1
	6.1 Objectives	6.1
	6.2 Policies	6.1
SECTION 7	COMMUNITY DESIGN	7.1
	7.1 Introduction	7.1
	7.2 Community Design Goal	7.1
	7.3 Community Design Objectives	7.1
	7.4 Detailed Design Considerations	7.2
SECTION 8	SETTLEMENT AREA POLICIES	8.1
	8.1 Introduction	8.1
	8.2 Anten Mills	8.2
	8.3 Centre Vespra (including Community Plan)	8.4
	8.4 Elmvale	8.21
	8.5 Hillsdale	8.27
	8.6 Midhurst	8.28
	8.7 Minesing	8.46
	8.8 Orr Lake	8.47
	8.9 Phelpston	8.51

	8.10 Snow Valley (including Secondary Plan)	8.52
	8.11 Rural Residential Settlement Areas	8.67
SECTION 9	RESIDENTIAL POLICIES	9.1
	9.1 General Policies	9.1
	9.2 Urban Residential	9.3
	9.3 Rural Residential	9.8
	9.4 Estate Residential	9.9
	9.5 Special Urban Settlement Area Policies	9.13
	9.6 Exceptions	9.14
SECTION 10	ADULT LIFESTYLE COMMUNITIES (inc. OPA 8 & 18)	10.1
	10.1 Definition	10.1
	10.2 Policies	10.1
	10.3 Special Policy Section	10.9
SECTION 11	COMMERCIAL	11.1
	11.1 General Policies	11.1
	11.2 General Commercial	11.4
	11.3 Highway Commercial	11.4
	11.4 Tourist and Recreational Commercial	11.8
SECTION 12	INDUSTRIAL POLICIES	12.1
	12.1 Introduction	12.1
	12.2 Permitted Uses	12.1
	12.3 Policies	12.1
SECTION 13	BUSINESS PARK POLICIES	13.1
	13.1 Introduction	13.1
	13.2 Permitted Uses	13.1
	13.3 Site Plan Control	13.2
	13.4 Development by Consent	13.2
	13.5 Design Guidelines	13.3
	13.6 Roads and Transportation	13.5
	13.7 Servicing	13.5
	13.8 Additional Business Parks	13.7
	13.9 Requirements for Redesignation to Business Park	13.7
	13.10 Atlas Block Manufacturing Facility	13.7
SECTION 14	INSTITUTIONAL POLICIES	14.1
	14.1 Objectives	14.1
	14.2 Policies	14.1

SECTION 15	OPEN SPACE POLICIES	15.1
	15.1 Objectives	15.1
	15.2 Policies	15.1
	15.3 Greenways - Corridors and Pathways	15.2
	15.4 Rails to Trails Policies	15.3
	15.5 Special Urban Settlement Area Policies	15.3
SECTION 16	NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) POLICIES	16.1
	16.1 Objectives	16.1
	16.2 Policies	16.1
	16.2.1 Natural Heritage System	16.1
	16.2.1.2 Permitted Uses	16.5
	16.2.1.3 General Policies	16.6
	16.2.1.4.1 Natural Heritage (Environmental Protection) - Category 1 Lands	16.7
	16.2.1.4.2 Natural Heritage (Environmental Protection) - Category 2 Lands	16.10
	16.2.2 Constraint and Hazard Lands	16.22
	16.2.3 Ground and Surface Water Resources	16.27
	16.2.4 Environmental Impact Assessment	16.29
SECTION 17	AGRICULTURAL POLICIES	17.1
	17.1 Introduction	17.1
	17.2 Objectives	17.1
	17.3 Permitted Uses	17.1
	17.4 Policies	17.2
	17.5 Special Urban Settlement Area Policies	17.5
	17.6 Exceptions	17.5
SECTION 18	RURAL POLICIES	18.1
	18.1 Introduction	18.1
	18.2 Objectives	18.1
	18.3 Permitted Uses	18.1
	18.4 Policies	18.2
	18.5 Special Urban Settlement Area Policies	18.5
	18.6 Exceptions	18.5
SECTION 19	AGGREGATE EXTRACTIVE/ HIGH AGGREGATE POTENTIAL	19.1
	19.1 Objectives	19.1
	19.2 Policies	19.1

	19.3 Wayside Pits and Wayside Quarry Policies	19.6
	19.4 Abandoned Pits and Quarries	19.7
SECTION 20	WASTE DISPOSAL POLICIES	20.1
	20.1 Objectives	20.1
	20.2 Policies	20.1
SECTION 21	WASTE DISPOSAL ASSESSMENT AREA	21.1
	21.1 Objectives	21.1
	21.2 Relationship with Other Policies of This Plan	21.1
	21.3 Policies	21.2
SECTION 22	WASTEWATER TREATMENT POLICIES	22.1
	22.1 Objective	22.1
	22.2 Policies	22.1
SECTION 23	STORMWATER MANAGEMENT	23.1
	23.1 Objectives	23.1
	23.2 Policies	23.1
SECTION 24	SPECIAL POLICY AREAS POLICIES	24.1
	24.1 Definition	24.1
	24.2 Community Improvement Areas	24.1
	24.3 Highway Special Policy Area	24.5
	24.4 Green Belt Areas	24.11
SECTION 25	SPECIAL USE POLICIES	25.1
	25.1 Definition	25.1
	25.2 Bed & Breakfast Facilities	25.1
	25.3 Home Occupations	25.1
	25.4 Home Industries	25.2
	25.5 Group Homes	25.3
SECTION 26	TRANSPORTATION	26.1
	26.1 Objectives	26.1
	26.2 Policies	26.1
	26.3 Provincial Highways	26.2
	26.4 Arterial Roads	26.2
	26.5 Collector Roads	26.3
	26.6 Local Roads	26.4
	26.7 Road and Bridge Improvements	26.4

	26.8 Railways	26.4
	26.9 Special Urban Settlement Area Policies	26.5
SECTION 27	HERITAGE POLICIES	27.1
	27.1 Introduction	27.1
	27.2 Policies	27.1
SECTION 28	CONSENT POLICIES	28.1
	28.1 Objectives	28.1
	28.2 Policies	28.1
	28.3 Provincial Minimum Distance Separation	28.3
	28.4 Farm Related Severances	28.4
	28.5 Minimum Lot Size - Farm Related Severances	28.6
	28.6 Rural Consents	28.7
	28.7 Boundary Adjustments	28.8
SECTION 29	IMPLEMENTATION	29.1
	29.1 General	29.1
	29.2 Zoning By-law	29.1
	29.3 Existing and Non-conforming Land Use	29.3
	29.4 Subdivision Control	29.5
	29.5 Plans of Subdivision	29.5
	29.6 Public Works and Capital Works Programme	29.5
	29.7 Legislation Pursuant to the Municipal Act	29.6
	29.8 Committee of Adjustment	29.6
	29.9 Building By-law	29.6
	29.10 Minimum Standards of Maintenance and Occupancy By-law	29.6
	29.11 Financial Assistance	29.6
	29.12 Public Participation	29.6
	29.13 Site Plan Control	29.11
	29.14 Temporary Use By-laws	29.12
	29.15 Increased Density Height Provision By-laws	29.14
	29.16 Interim Control By-laws	29.14
	29.17 Exemption from Required Parking Requirements	29.14
	29.18 Monitoring	29.15
SECTION 30	INTERPRETATION	30.1
	30.1 Land Use Boundaries and Roads	30.1
	30.2 Land Use Schedule "A"	30.1
	30.3 Land Areas, Population Estimates, etc.	30.1
	30.4 Accessory Uses	30.1
	30.5 Buffering	30.1

30.6	Septic Tank Approval	30.2
30.7	Glossary of Terms	30.2

## **LIST OF SCHEDULES**

SCHEDULE A-1 - LAND USE MAP	
SCHEDULE A-2 - LAND USE MAP	
SCHEDULE A-3 - LAND USE MAP	
SCHEDULE A-4 - ANTEN MILLS - LAND USE & ROAD PLAN	
SCHEDULE A-5 - CENTRE VESPRA - LAND USE & ROAD PLAN	
SCHEDULE A-6 - ELMVALE - LAND USE & ROAD PLAN	
SCHEDULE A-7 - HILLSALE - LAND USE & ROAD PLAN	
SCHEDULE A-8 - MIDHURST - LAND USE & ROAD PLAN	
SCHEDULE A-9 - MINESING - LAND USE & ROAD PLAN	
SCHEDULE A-10 - ORR LAKE - LAND USE & ROAD PLAN	
SCHEDULE A-11 - PHELPSTON - LAND USE & ROAD PLAN	
SCHEDULE A-12 - SNOW VALLEY - LAND USE & ROAD PLAN	
SCHEDULE B - NATURAL HERITAGE (ENVIRONMENTAL PROTECTION)	
CATEGORY 2 LANDS	
SCHEDULE C - TRANSPORTATION	