

Springwater Official Plan

Section 8 – Settlement Area Policies

8.1. Introduction

- 8.1.1. The Growth Management Strategy, produced by the Township of Springwater as an initial step in the formulation of this Official Plan, set out to identify and evaluate the development potential and the preferred future settlement pattern of the Municipality. Through this process nine Urban Settlement Areas were identified and specifically reviewed. In each case, development opportunities and constraints were identified with general recommendations.
- 8.1.2. The selection of the nine areas, referred to as Urban Settlement Areas, followed a comprehensive review of the Township in terms of established growth areas, the relative size of these areas in comparison to other settlement areas and the potential for future growth. As a result, two levels of settlement areas were established. The areas addressed in this section and referred to as Urban Settlement Areas represented, in terms of the Township, areas of substantial past residential growth, continuing interest in future growth and established commercial, recreational, community, institutional and infrastructure facilities which exist in support of these areas. The nine Urban Settlement Areas addressed in this section are Anten Mills, Centre Vespra, Elmvale, Hillsdale, Midhurst, Minesing, Orr Lake, Phelpston and Snow Valley.
- 8.1.3. Smaller historic settlement areas typically consisting of clusters of residential units and limited or non-existent support facilities, have been classified as Rural Residential settlement areas and are further addressed in this section.
- 8.1.4. As a result of the evaluation provided through the Growth Management Strategy, it was agreed that it would be in the best long term interest of the Township that the majority of growth, predicted to occur through the planning period of this Official Plan, *is to* be directed to the Urban Settlement Areas. It was however acknowledged that each Urban Settlement Area possessed its own particular set of development opportunities and constraints and in most instances future development would need to be considered in the context of the protection of nearby or adjacent agricultural uses. This section is divided into subsections specific to each of the identified urban settlement areas. Wherever possible, the various land use policies found elsewhere in the Official Plan shall apply, as set out, in the following subsections.

8.1.5. In the event of expansion or establishment of settlement areas, the policies of the County Official Plan governing such activities should be considered and implemented as may be deemed appropriate concerning the area under review.

8.1.6. Where specific policies are employed in the following subsections, these shall take precedence over any other policies found elsewhere in this Plan in the event that any conflict may be identified. The map schedules attached to and forming part of this Official Plan which set out the various land use designations, should be reviewed in conjunction with the following appropriate subsection.

8.2. Anten Mills

8.2.1. General Development Policies

8.2.1.1. This section should be read in conjunction with Schedule "A-4", Anten Mills Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply in addition to the following:

8.2.1.2. The Anten Mills settlement area is generally recognized as having a medium settlement potential. Future development of the community during the planning period should primarily consist of subdivision development within the community limits as anticipated by this section and the approval of a limited amount of residential infill type development.

8.2.1.3. It is deemed appropriate that future development take place in a phased approach. Development should take place first on those lands so designated, south of Ghibb Avenue and west of Alexander Street, **and on the lands in East Half of Lot 4, Concession 7 (former Township of Vespra) known municipally as 1426 and 1442 Wilson Drive.** Subsequent future development of lands beyond those areas set out previously and located within the settlement area will be subject to a Secondary Plan **based on the community's growth potential. [OPA 31 OMB approved May 6, 2011]**

8.2.1.4. Prior to the approval of any additional individual subdivision plans, beyond the areas currently designated for residential development, a Secondary Plan for the community will be required. Supplementary studies to a Secondary Plan, among other matters deemed necessary by the Municipality, include the following:

- a) A wood lot assessment and/or an Environmental Impact Study for areas situated adjacent to natural heritage features if deemed necessary by the Municipality and/or commenting agencies.

- b) A Master Drainage Plan Review and Comprehensive Functional Servicing Report **which will investigate the availability of water supply and sewage treatment, assess practical alternatives and establish where development could proceed and under what terms and conditions. [Mod. # 14 - Jan. 28/98]**
- c) An Archaeological Potential Review of lands where possible development may occur.
- d) A Transportation Study to assess future transportation routes, improvements and impacts including possible alternative transportation linkages as warranted by the area's development.
- e) An assessment and review of the arrangement and provision of pedestrian routes and linkages throughout the community including the types of facilities to be provided such as sidewalks, bicycle paths and hiking trails, designed for ease of access and to separate the pedestrian from automobile traffic.
- f) An assessment and review of the recreational, educational and community facility needs of an expanded community.
- g) An assessment of the community's natural environment and setting and **the manner in which those features and resource will be appropriately protected in accordance with Section 16 of this Plan. [Mod. # 14 - Jan. 28/98]**
- h) A review of nearby agricultural lands and operations will be required to establish appropriate separation distances to provide for the proper protection of agricultural land uses.
- i) An assessment of the impact of future development on nearby agricultural lands and operations and the protection of these existing land uses.

8.2.1.5. Based on current documentation and information the area is technically not restricted with respect to private or communal servicing. However a municipal/communal sanitary system may not be economical viable from a capital or operational perspective. ***A servicing feasibility study will be undertaken to determine the appropriate forms of servicing relative to the extent of growth proposed. [Mod. #15 - Jan28/98.]***

8.2.1.6. New development will be required to upgrade the existing communal water system in order to accommodate future growth. Upgrading should

also include the extension of services to those portions of the community that are built and are presently unserved.

- 8.2.1.7. It is acknowledged that potential development on the lands located on Part of Lot 4, Concession 7 may proceed by way of full municipal services or private services. Prior to the approval of the Estates of Anten Mills Draft Plan of Subdivision located on Part of Lot 4, Concession 7, if development is proposed to proceed by way of full municipal services, the applicant will be required to complete a Class Environmental Assessment endorsed by the Township of Springwater and/or the issuance of a Certificate of Approval has been approved to service the subject lands. Furthermore, development approved under this Class Environmental Assessment and Draft Plan of Subdivision cannot exceed one hundred and eleven (111) lots on all of the lands which are the subject of this Amendment, resulting in a maximum density of 4.3 lots per hectare. It is acknowledged that the method for servicing the subject lands has not been determined in conjunction with approval of this Amendment, and that this matter will be addressed as part of the Environmental Assessment process and/or as part of the process leading up to the issuance of a Certificate of Approval to the extent such a Certificate is required for all or part of the servicing. **[OPA 31 approved by OMB on May 6, 2011]**

8.2.2. **Other Land Use Designations**

- 8.2.2.1. The various land use designations shown on Schedule "A-4", Anten Mills Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to those sections to determine permitted uses, policies and for the existence of additional policies specific to the Anten Mills settlement area.

8.3. **Centre Vespra Community Plan [OPA No. 28 as modified]**

8.3.1. **Introduction**

- 8.3.1.1. The Springwater Official Plan identifies the community of Centre Vespra as one of its nine (9) Settlement Areas. Further, the Centre Vespra community "... is considered to be an appropriate location to accommodate growth during the planning period."² The Centre Vespra Community consists of approximately 215 hectares (530 acres) and is located in the south central part of Springwater Township, (Schedule 1). Schedule "A-5 to the Official Plan for the Township of Springwater delineates the community boundaries. In general terms however, the community is bounded on the west by Barrie Hill Road, to the north by the Hydro Electric Power Corridor (H.E.P.C.) and to the east by Dobson

Road. The southern boundary of the Centre Vespra settlement area is in the area of Lots 20 and 21, formerly Township of Vespra. The Centre Vespra community is considered to be a small yet stable residential community, which has, in recent years, become particularly attractive due to its rural setting, range of services and proximity to the urban centre of Barrie.

8.3.1.2. At the time of adoption of Official Plan Amendment No. 28, of the 215 hectares of land comprising Centre Vespra, approximately 150 hectares were vacant. Approximately 80 percent (or 109 hectares) of these vacant lands are located north of Sunnidale Road (County Road 40). These lands are owned by only three landowners. The balance of the vacant lands are located south of Sunnidale Road and involve seven different landholdings. These southern lands offer less opportunity in terms of development due to their proximity to aggregate operations, smaller size and fragmented ownerships. Schedule 2 illustrates the Ownership pattern. The existing Official Plan designations are shown on Schedule 3.

8.3.1.3. The precise number of residential units to be created in the Centre Vespra community will be determined in accordance with the submission of individual plans of subdivision. In order to determine the ultimate or 'built-out' character of Centre Vespra, total dwelling unit estimates have been made as follows:

Ownership	Size	Approximate To provide for commercial facilities within the community Number of Potential Dwelling Units
North of Sunnidale Road		
Yorkwood	65.8 ha. (162.7 acres)	250 to 400 units
Yorkwood Future Development	20.5 ha. (50.6 acres)	80 to 120 units
Rugman	20 ha. (49.4 acres)	80 to 120 units
Degasperis	3.4 ha. (8.5 acres)	15 to 20 units
South of Sunnidale Road		
Sparrow	7.8 ha. (19.4 acres)	20 to 30 units
Burt Holdings Ltd.	27.6 ha. (68.11 acres)	15 units
Scott	3.2 ha. (8 acres)	12 units

Ownership	Size	Approximate To provide for commercial facilities within the community Number of Potential Dwelling Units
Emms	0.98 ha. (2.4 acres)	2 units
Casey	0.98 ha. (2.4 acres)	2 units
Hughes	0.14 ha. (0.35 acres)	0
Township of Springwater	0.16 ha. (0.40 acres)	0
Total	372.3 acres	480 to 725 units

8.3.1.4. The potential number of dwelling units to be created is based on lot sizes similar in nature to existing residential development. However, it is recognized that new development will likely proceed on municipal or communal water and sewage systems and therefore future residential lots may vary in size from the existing and longstanding strip residential development located along Sunnidale Road. It is anticipated that there will be a variety of lot sizes throughout the development area.

8.3.1.5. Assuming there are approximately 170 existing homes in Centre Vespra, the additional units will result in a community of approximately 650 to 895 homes. Based on an average household occupancy of 3.15 persons (current density in Centre Vespra), the estimated potential population is 2,050 to 2,850 persons.

8.3.1.6. In reviewing applications, consideration will be given to the compatibility of new development with the two types of existing residential development in the area. The first consists of the planned and developed residential subdivision (Stonegate) situated north of Sunnidale Road, in the western part of the Centre Vespra community. The second type consists of older residential uses which have expanded in a single strip along Sunnidale Road and which now occupy portions of both the north and south sides of Sunnidale Road between Dobson and Barrie Hill Roads.

8.3.1.7. The policies in this section are to be read in conjunction with the policies in the Official Plan. In the event of a conflict between the provisions of this section and the provisions of the Springwater Official Plan, the provisions of this section will be the applicable ones.

8.3.2. Purpose

8.3.2.1. The purpose of this Community Plan is to establish detailed land use and transportation policies for Centre Vespra, in order to guide the future

development of the lands in the community, while having regard for environmental enhancement and open space management.

8.3.2.2. The Community Plan also provides the framework for a variety of land uses including residential, commercial and open space activities. Schedule 4 sets out the anticipated development concept.

8.3.3. **Goals and Objectives**

8.3.3.1. To provide for the optimal convenience, efficiency, health, safety and wellbeing of the present and future residents of the Centre Vespra community.

8.3.3.2. To allow for logical and comprehensive future development within the Centre Vespra community, which is integrated with surrounding development and with the natural environment.

8.3.3.3. To require all new development in Centre Vespra, except for minor infill, to be on full municipal/communal services. While primarily low density development is anticipated, it is recognized that densities may range from 4 to 6 units per gross hectare (1.6 to 2.4 units per gross acre).

8.3.3.4. In consultation with the Nottawasaga Valley Conservation Authority, to protect and maintain the environmental features of the area for the continued enjoyment of existing and future residents of the community.

8.3.3.5. To ensure that development proposals for the Centre Vespra Community Plan are designed in accordance with accepted engineering practices.

8.3.3.6. To create a community that has access to parks and commercial facilities. It is anticipated that existing schools located nearby in Minesing and/or Barrie will accommodate students generated from the proposed developments.

8.3.3.7. To promote and encourage a range of housing types and densities that will meet the needs of the future residents of the Centre Vespra community.

8.3.3.8. To provide for the completion and implementation of an Archaeological Potential Review to the satisfaction of the Township and appropriate agencies.

8.3.3.9. To provide for a combined on and off street pedestrian system that links residential areas to passive and recreational parks.

8.3.3.10. To provide for commercial facilities within the community.

- 8.3.3.11. To develop a road system consisting of collector and local roads that provides for safe and efficient transportation.
- 8.3.3.12. To ensure that adequate water supply, sewage collection, electrical supply and stormwater drainage systems are provided for the new development in the Centre Vespra community.
- 8.3.3.13. To ensure that the municipal/communal services and stormwater management systems for the Centre Vespra community are designed and constructed in accordance with proper engineering and environmental practices accepted by Springwater Township and regulatory agencies.
- 8.3.3.14. To ensure that development takes place in an orderly manner and that the sequence of development of areas within the community is logical and cost efficient in terms of the provision of municipal facilities, services and infrastructure.

8.3.4. **Population and Household Allocation**

- 8.3.4.1. The vacant residential lands in the Centre Vespra community have the potential to accommodate a population growth of approximately 1,500 to 2,285 persons (approximately 480 to 725 dwelling units).
- 8.3.4.2. Centre Vespra will be primarily a residential community, consisting of residential uses and supporting facilities including a commercial facility, neighbourhood parks and environmentally protected areas.
- 8.3.4.3. The dwelling unit mix and average household sizes allowed in any given development will be established at the time of development application, and will be supported by a Planning Analysis Report that demonstrates how the proposal relates to the overall population anticipated for the entire community.
- 8.3.4.4. In accordance with Provincial initiatives (Provincial Policy Statement-June 2006, Places to Grow, November 2005), multiple residential housing will be encouraged in appropriate locations.
- 8.3.4.5. The expected time frame for a substantial portion of the build-out of the Centre Vespra community is between five and ten years, with the eventual development of the lands to the south of Sunnidale Road and to the east of Barrie Hill Road, potentially taking longer if they do proceed. These time-frames will be affected by the availability of services, the installation of infrastructure, the demand for housing, etc.

8.3.5. Residential Land Use Policies

8.3.5.1. Overview

8.3.5.1.1. The Residential designation will be the predominant land use in the Centre Vespra community.

8.3.5.1.2. For the purposes of calculating residential density in the Centre Vespra Community Plan Area, the following definitions shall apply:

Gross Residential Hectare: means the area of land measured in hectares used for residential dwelling units including the lot areas, local residential streets, local parks including walkways and bicycle ways; convenience commercial facilities and local municipal facilities such as hydro substations. This area excludes boundary roads and widenings where identified, environmental protection lands.

Net Residential Hectare: means the area of land measured in hectares used for residential dwelling units including the lot area and the associated local residential streets.

Net residential density for street or block townhouses and low rise apartments shall be calculated on the basis of land used for the building, private roads and drive-ways, parking areas and landscaping and amenity areas related to the specific development.

8.3.5.1.3. The Centre Vespra Community Plan shall contain the following residential densities:

- a) **Low Density Residential** The residential density in “Residential” (Low Density) areas will be approximately 4 to 5 units per gross residential hectare (1.6 to 2 units per gross residential acre).
- b) **Multiple Residential** Multiple residential areas will be permitted at a maximum of 40 units per net hectare for townhouses. Other types of multiple residential housing, including low-rise buildings of less than four storeys, will be permitted at a maximum density of 53 units per net hectare.

8.3.5.2. General

8.3.5.2.1. Population and dwelling unit figures are approximate. Minor adjustments will not require an amendment to this Community Plan, provided the general intent of the Plan is maintained.

- 8.3.5.2.2. A range and variety of dwelling unit types shall be encouraged to accommodate the various household structures and income groups expected in the Centre Vespra Community Plan Area.
- 8.3.5.2.3. Full municipal or communal sanitary sewer, water, storm sewer and electrical services will be the preferred method of servicing for the lands north of Sunnidale Road.
- 8.3.5.2.4. Development of low density residential uses shall be by draft plan of subdivision. Development of low density residential lots by consents shall be discouraged, except for minor infill.
- 8.3.5.2.5. Development of multiple residential land uses shall be through site plan control, except for street townhouses.
- 8.3.5.2.6. Where appropriate, and in accordance with good planning and engineering, innovative housing types and subdivision designs shall be permitted.
- 8.3.5.2.7. A mixture of lot sizes, building types and architectural styles that contribute to a diverse streetscape image is encouraged.
- 8.3.5.2.8. Residential development adjacent to collector and boundary roads shall be designed to be aesthetically pleasing and sensitive to road conditions.
- 8.3.5.2.9. A tree preservation buffer area (of approximate 3 metres width), will be provided adjacent to existing residential lots along Sunnidale Road and the Stonegate development.
- 8.3.5.3. **Low Density Residential**
- 8.3.5.3.1. Permitted uses shall be limited to single detached and semi-detached dwelling units and duplexes.
- 8.3.5.3.2. All new lots shall be serviced with full services
- 8.3.5.3.3. Residential lots abutting arterial roads shall be accessed from an internal local road.
- 8.3.5.3.4. Where new low density development abuts lands designated commercial or multiple residential, appropriate buffering shall be provided to minimize conflicts between uses.
- 8.3.5.4. **Multiple Residential**

- 8.3.5.4.1. Permitted uses shall be limited to street, block and stacked townhouses, multiple family buildings, maisonette and low-rise multiple buildings of less than four storeys.
- 8.3.5.4.2. All development, except for street townhousing, within this designation may be subject to Site Plan Control under Section 41, of the Planning Act R.S.O. 1990.
- 8.3.5.4.3. Where possible, particular care will be taken at the site plan control approval stage such that the development contains variety in building setback, architectural design, building texture and cluster arrangements. Further tree plantings and landscaping techniques will be used to achieve an aesthetically pleasing multiple residential development.
- 8.3.5.4.4. Multiple residential sites shall provide adequate open space, buffering, landscaped areas and on-site amenity areas for their occupants.
- 8.3.5.4.5. Adequate on-site parking shall be provided for residents and visitors. Parking lots shall be appropriately treated with a view to safety and visual impact on the surrounding land and roadways.
- 8.3.5.4.6. Where a multiple residential area is adjacent or in proximity to a low density residential area, compatibility will be enhanced through the use of techniques such as open space buffers, setbacks, screening, building design and separator roads.
- 8.3.5.4.7. The maximum height of buildings shall be three (3) storeys.
- 8.3.5.4.8. Street or block townhouses shall not contain more than eight (8) dwelling units in a single building.
- 8.3.5.4.9. Senior citizen housing and similar residential land uses shall be encouraged to locate in close proximity to the commercial facility and open space amenities.
- 8.3.5.4.10. Multiple units are directed to locations that are spatially separated from the established residential development. It is anticipated that a maximum of 15 percent of the total units will be multiples.

8.3.6. **Commercial Land Use Policies**

- 8.3.6.1. It is recognized that limited commercial facilities currently exist in the Centre Vespra Community Plan Area. The designation of a convenience commercial site in close proximity to the intersection of Sunnidale and Dobson Roads will serve the existing and new community.

- 8.3.6.2. Any development within the Commercial designation shall be subject to Site Plan Control, per Planning Act requirements.
- 8.3.6.3. Development of the Commercial site at the northwest corner of Dobson Road and Sunnidale Road will be subject to Site Plan Control and should reflect the following general design principles.
- The entrances will be determined at the Site Plan Control stage;
 - Linking parking areas, driveways and access points to control the number of turns to and from major roadways;
 - The provision of adequate landscaping or design treatment in the form of setbacks, building design and site layout where the commercial site abuts or is opposite residentially designated lands;
 - Proper screening, through a combination of landscaping, deflected lighting, berming and fencing measures.
- 8.3.6.4. This site is intended to provide for retail and service commercial uses as well as uses that may also serve the travelling public. It is anticipated that this site will accommodate local commercial uses such as a convenience store, video rental store, medical and dental facilities, eating establishment, a bank/ATM and a dry cleaning depot
- 8.3.7. **Open Space and Parks Policies**
- 8.3.7.1. Recommended open space or parkland areas are shown on Schedule A. These locations are based on natural features, centrality and topographical evaluation. The precise location of parks will be determined as part of the approval of individual plans of subdivisions and in accordance with Planning Act requirements,
- 8.3.7.2. The Centre Vespra Community Plan establishes an integrated and linked open space system that allows pedestrian and recreational connections to the developing and existing urban area. The open space system includes: neighbourhood parks, stormwater management facilities, a north-south environmental corridor, a woodlot and associated recreational trails/ sidewalks and walkways.
- 8.3.7.3. Nearby recreational uses include skiing facilities at Snow Valley Resort and the Vespra Hills golf course on Wilson Drive. A complex of playing fields has been developed by the Township of Springwater on the western side of the nearby Midhurst area, as well as a neighbouring 'super park' facility owned by the City of Barrie, in the Township of Springwater.
- 8.3.7.4. The Centre Vespra Community Plan contains elements of both passive and active recreational parkland and will include trails, walkways, and

sidewalk systems providing access to and from the residential areas and connections outside of the Community Plan Area.

- 8.3.7.5. All land to be conveyed to the Township for park purposes shall be in a physical condition satisfactory to the Township and to standards established by the Township.
- 8.3.7.6. Within the Open Space designation shown on Schedule A - Land Use and Transportation Plan, provision has been made for two neighbourhood parks.
- 8.3.7.7. In considering proposed subdivisions or site plans for residential purposes, the Township may require that land included in the plan be conveyed to the municipality for park or other public recreational purposes at a rate of up to 5% of lands proposed for development, and/or one hectare per 300 dwelling units proposed, as provided for in the Planning Act. Alternatively, Council may accept cash-in-lieu of parkland.
- 8.3.7.8. As a condition of the development of land for commercial purposes, Council may require that land in an amount not exceeding 2% be conveyed to the municipality for park or other public recreational purposes, or alternatively may accept cash-in-lieu of parkland as provided for in the Planning Act.
- 8.3.7.9. The locations, configuration, boundaries and sizes of the parks are approximate and may be adjusted at the time of subdivision approval, without amendment to this plan.
- 8.3.7.10. A pedestrian linkage system connecting various points within the Community Plan Area shall be provided at the time of considering plans of subdivision.
- 8.3.7.11. The parkland shall not include open space areas for stormwater detention purposes but may include wooded areas.
- 8.3.7.12. Subdivision design shall incorporate pedestrian linkages to parkland and open space areas. The Township may require the submission of a Tree Inventory Report as part of a subdivision application to ensure tree preservation, where deemed appropriate.
- 8.3.7.13. The Environmental Assessment Report (Derek Coleman, 1999), prepared for the Yorkwood lands, has identified an area of vegetation that should be considered for retention as a linkage area.

8.3.7.14. Applications for development adjacent to the open space linkage area must demonstrate that an appropriate rear yard setback has been provided such that the integrity of the linkage area is maintained.

8.3.7.15. The designs of subdivisions adjacent to Open Space areas will be sensitive to opportunities to retain and protect vegetation. Vegetation retention may be on private property, where building activity may be restricted in the rear yard, through conservation easements.

8.3.8. **Special Policy Area –Future Development Lands**

8.3.8.1. Lands designated “Special Policy Area” are intended for residential and complementary land uses, if and when they develop.

8.3.8.2. Development of Special Policy Area lands will not require an amendment to this Plan provided Residential and Open Space land uses are proposed.

8.3.8.3. Prior to the submission of draft plans of subdivision for Special Policy Area lands, a Servicing Analysis must be submitted and approved by the Township and appropriate agencies. Such Servicing Analysis must demonstrate the ability to provide services and must include a detailed stormwater management report.

8.3.8.4. Prior to the submission of draft plans of subdivision for Special Policy Area lands, a Servicing Analysis must be submitted and approved by the Township and appropriate agencies. Such Servicing Analysis must demonstrate the ability to provide services and must include a detailed stormwater management report.

8.3.9. **Stormwater Management**

8.3.9.1. Both a Background Drainage Plan (Jones Consulting, 1998) and a more detailed Stormwater Management Plan (Richardson Foster, 2005) have been prepared for the residential lands north of Sunnidale Road in the Centre Vespra Community Plan Area.

8.3.9.2. The preferred Stormwater Management Plan characteristics are summarized as follows:

- Two (2) stormwater management facilities totaling 2.79 hectares are proposed to provide stormwater quality and quantity control.
- The Stormwater Management Plan for the subject site includes the use of a wet extended stormwater management pond to provide quality and quantity control to all lands draining to Bear Creek.

- For lands draining to the Minesing Swamp, an oil-grit separator has been proposed to provide quality control and a dry extended detention stormwater management pond has been proposed to provide quantity control.

8.3.9.3. The design of stormwater management facilities will contribute to the open space character of the community. In addition to providing storm water control, the facilities will develop as part of the passive open space system in the community.

8.3.9.4. The proposed locations of stormwater management ponds are illustrated on Schedule A – Land Use Concept Plan. The precise location and size of stormwater management ponds will be determined at the time of draft plan submission and more detailed engineering. The re-location of ponds will not require an Amendment to this Plan. In the event that such facilities diminish in size, or are relocated, such additional lands may be used for residential purposes in keeping with the character of the abutting residential designations, without further Amendment to this Plan.

8.3.9.5. Lands south of Sunnidale Road have limited development potential due to environmental sensitivity and/or aggregate potential. Stormwater Management will be addressed as part of any development application.

8.3.10. **Transportation**

8.3.10.1. A conceptual collector road pattern is shown on Schedule A but may vary depending upon final subdivision design and approvals. Re-location of road layout will not require an amendment this Plan. Each application for subdivision approval shall be accompanied by a Traffic Impact Assessment that analyzes the proposed development in the Centre Vespra context to the satisfaction of the Township and appropriate agencies.

8.3.10.2. In general, development north of Sunnidale Road will require connections to Barrie Hill or Dobson Roads.

8.3.10.3. Development of lands south of Sunnidale Road will for the most part occur as infill activity.

8.3.10.4. The Preliminary Design Report prepared by the Jones Consulting (1998) provides an analysis of potential road improvements. The 1998 Report assessed the existing study area transportation infrastructure and recommended transportation improvements required to serve the development of the Community Plan area, based on the land use and road network assumptions. The 1998 Report concludes that the

proposed road network (and recommended improvements) will satisfactorily accommodate future traffic volumes,

- 8.3.10.5. The Centre Vespra Community Plan provides for the development of an “active transportation” system oriented towards non-vehicular travel. This system will include trails, walkways and sidewalk systems providing access to and from the residential, open space and commercial areas and connections outside of the Community Plan Area, in particular, the Nine Mile Portage Trail.
- 8.3.10.6. Notwithstanding Plan policies and by-laws permitting development of uses or the creation of lots, access to a proposed subdivision or development shall be from an existing or proposed local municipal road, and not from a County Road or Provincial Highway, where feasible and where compatible with other Plan policies.
- 8.3.10.7. The planned right-of-way width requirements, access requirements and other requirements with respect to Simcoe Road 40 is found in the County of Simcoe Official Plan and by-laws.
- 8.3.11. **Services and Utilities**
 - 8.3.11.1. A Preliminary Design Report was prepared by Jones Consulting Ltd. (1998). The Design Report documents the existing and future water and sanitary servicing requirements for the Community Plan area as well as anticipated traffic improvements. An updated Design Report may be required prior to draft plan approval if deemed necessary by the Township and appropriate agencies.
 - 8.3.11.2. The Centre Vespra Community Plan Area shall be developed on the basis of current municipal standards.
 - 8.3.11.3. It shall be a principle of this Plan that the cost of providing full municipal or communal services necessary to facilitate the development of lands within the Centre Vespra community shall be borne by the benefitting landowners in Centre Vespra.
 - 8.3.11.4. Works within the Community Plan Area include both local services (i.e. to be a direct developer responsibility) and works that are considered shared and eligible for cost recovery through the Development Charge By-law (non-local).
- 8.3.12. **Archaeology/Trails**
 - 8.3.12.1. A preliminary archaeology investigation indicates that a minimum of ten archaeological sites have been documented within a 2 kilometre radius of

Centre Vespra. A.F. Hunter recorded many of these sites early in the 20th century. Hunter's research indicates that a series of Huron village sites were present on and adjacent to the upland in the Centre Vespra area. Most of these sites are located adjacent to the break in slope, beside stream corridors.

8.3.12.2. There is a history of two early trails existing in the Centre Vespra Area. The first followed the southern edge of the upland, in the south part of the Centre Vespra community. The second trail, known as the Nine-Mile Portage connected Kempenfelt Bay to Willow Creek and the Nottawasaga River and passed in the vicinity of Centre Vespra.

8.3.12.3. The undertaking of a Stage 1 Archaeological Assessment for each plan of subdivision shall be required as a condition of subdivision approval.

8.3.13. **Aggregate Uses**

8.3.13.1. Both the Official Plan and the 1996 Growth Management Study for Springwater Township identify areas of high aggregate potential in the southeastern part of the Centre Vespra community. This represents approximately 10 to 15 per cent of the total area of the community. The newest of these is a gravel extraction facility. In addition, the Township of Springwater approved a rezoning request to permit a sand and gravel extraction facility in the East Half of Lot 21, Concession 9.

8.3.13.2. The design of new subdivisions or applications for development south of Sunnidale Road must be cognizant of existing Official Plan land use designations (Green Belt and High Aggregate Potential) in order that appropriate setbacks are maintained and land use conflicts are avoided.

8.3.14. **Development Phasing**

8.3.14.1. Any lands subject to a development application where the Township has any concern regarding the availability of services, may be subject to an Holding "H" restriction pursuant to Section 36 of the Planning Act, with provisions in that By-law that clearly indicate the circumstances under which it will be lifted (i.e. certification of an engineer and approval by the Township and appropriate agencies that services are or will be available within a short (quantified) period of time).

8.3.14.2. Where draft plan approval is to be granted, but services or all the required services are not immediately available, conditions of draft plan approval shall clearly indicate that the subdivision may be registered in phases.

- 8.3.14.3. The planning, design and implementation of most servicing aspects of individual properties within the Community Plan Area may require coordination and cooperation between landowners. Specifically, the Township will require, through its review and approval processes, the coordination of draft plans, legal plans, engineering reports, designs and drawings between adjacent landowners.
- 8.3.14.4. The approval of specific development applications shall be governed by the following principles:
- a) Avoidance of scattered development;
 - b) Provision of services;
 - c) Provision of parks;
 - d) Sequential construction of collector roads and their connection to boundary roads;
 - e) Sequential construction of sanitary sewers and watermains and electrical distribution systems;
 - f) Adequacy of storm drainage;
 - g) Protection of the environment and significant natural resources.
- 8.3.14.5. Development applications shall not receive final approval until such time as the stormwater, sanitary sewer, piped water facilities and utilities necessary to serve the parcel are available.
- 8.3.14.6. Draft approval of plans of subdivision by the Township shall include phasing conditions that provide for a timetable for the construction of infrastructure necessary relative to the anticipated demand for such infrastructure.
- 8.3.14.7. Where lands within and beyond the Centre Vespra Community Plan Area specifically benefit from the prior installation of services, the Township will ensure that any landowner who benefits from services or works installed by others, will contribute their fair share.
- 8.3.15. **Servicing Availability**
- 8.3.15.1. Alternative phasing and servicing options may be considered subject to submission of appropriate technical studies and subject to approval of the Township and appropriate agencies.
- 8.3.15.2. If sufficient servicing capacity is not available for all or part of the Community Plan Area, such deficiencies shall be identified during the draft plan of subdivision or development review process and development shall not proceed until such deficiencies are rectified.

8.3.15.3. In the design of municipal services, where required, such services shall be appropriately integrated with the surrounding servicing network.

8.3.15.4. Municipal services shall be designed to meet the current standards in place at the time the Township reviews complete engineering submissions including detailed engineering drawings, reports and calculations.

8.3.16. **Developer Cost Share Agreements**

8.3.16.1. As a condition of draft approval of any plan of subdivision, or as a condition of site plan or development approval where development does not occur by way of subdivision approval, a developer (private) Centre Vespra Cost Sharing Agreement(s) may be required to establish, to the satisfaction of the Township, the means of providing community facilities and services as well as common amenities (e.g. collector road, municipal sanitary and water services, parkland) for the Centre Vespra Planning Area.

8.3.16.2. In determining the location and size of parks within the Community Plan Area, it is recognized that there may be an over-dedication required for particular park components. If this relates to a corresponding under-dedication of parkland from another property owner, the Centre Vespra Developer Cost Sharing Agreement will apply.

8.3.16.3. Costs of local infrastructure or service improvements within the Community Plan Area, which benefit more than one individual development, may be equitably apportioned amongst landowners within the Community Plan Area on a net developable area basis, benefiting area basis or other mutually agreeable criteria. Such costs may include community use lands and facilities, school sites (if required), parks, and local infrastructure facilities or public works (i.e. over sizing) and including roads, sanitary, water and stormwater facilities, financing and indexing adjustments. For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work.

8.3.16.4. It is also recognized that the developer (private) Centre Vespra Cost Sharing Agreement(s) will establish rights for adjacent landowners to connect to the services of the Community Plan Area provided such landowners pay their fair share of the related infrastructure costs.

8.3.16.5. Furthermore, it is recognized that adjacent landowners may seek to secure easement rights across the properties in the Centre Vespra Community Plan Area in order to provide the necessary municipal services to adjacent lands.

8.3.17. **Implementation**

8.3.17.1. The Centre Vespra Community Plan will, upon approval of the County of Simcoe, be incorporated as an Amendment to the Springwater Official Plan.

8.3.17.2. This Amendment supplements the policies of the Official and the policies should be read in conjunction with those of the Springwater Official Plan.

8.3.17.3. Implementation of the Centre Vespra Community Plan shall entail the following:

- a) Prior to reviewing a proposed draft plan of subdivision application, council may require a determination of development limits adjacent to lands designated Open Space. This identification will be undertaken through the consultation with the Township and/or the Nottawasaga Valley Conservation Authority.
- b) As a condition of draft approval of any plan of subdivision by the Township, a Cost Sharing Agreement for Centre Vespra may be required to establish, to the satisfaction of the Township, the means of providing community facilities and services as well as common amenities (e.g. collector road, municipal sanitary and water, parkland). It is also recognized that a Centre Vespra Cost Sharing Agreement will establish rights for adjacent landowners to connect to the services of the Community Plan Area provided such landowners pay their fair share of the expenses. Furthermore it is recognized that adjacent landowners in Centre Vespra may seek to secure easement rights across other properties in the Community Plan Area in order to provide the necessary municipal services to adjacent lands.
- c) The processing of individual plans of subdivision under the Planning Act shall be in accordance with the policies set out in this Community Plan.
- d) Amendment(s) to the Township's Zoning By-law will be required to implement the land use designations identified on the Land Use Concept Plan.
- e) Site Plan Approval under Section 41 Planning Act R.S.O. 1990 shall be required for any multiple residential development other than street townhouses, as well as all commercial development. Applications for Site Plan Approval shall be circulated to relevant agencies.

- f) Development of public works and community facilities shall be in accordance with policies set out in this Community Plan and under the direction of Springwater Township. Where the Township determines it is in the public interest to acquire an over-dedication of parkland, the Township will acquire, prior to or upon registration of a plan of subdivision, those lands in excess of the normal parkland dedication allowed pursuant to the Planning Act.
- g) The Township may review and revise the provisions of this Community Plan from time to time.

8.3.17.4. The final delineation of the “Natural Heritage Link” on Schedule 4 of Official Plan Amendment 28 may be subject to an Environmental Impact Statement, and will be determined in consultation with the relevant authorities such as the Nottawasaga Valley Conservation Authority and Springwater Township.

8.3.18. Interpretation

8.3.18.1. The boundaries between the land use designations and location of roads shown on the accompanying Schedules are approximate except where they coincide with roads or any clearly defined physical feature. Minor adjustments shall not require an amendment to this Community Plan provided that the intent of this amendment is maintained.

8.3.18.2. All population projections and other statistics are approximate except for those concerning the maximum densities, and shall be regarded as flexible. Minor variations of statistics shall be permitted provided that the intent of this Community Plan is maintained.

8.3.18.3. The provisions of the Official Plan, as amended from time to time, apply in regard to this Amendment.

8.4. Elmvale

8.4.1. General Development Policies

8.4.1.1. This section should be read in conjunction with Schedule "A-6", Elmvale Land Use and Road Plan. The policies of Section 3, General Development Policies shall apply in addition to the following.

8.4.1.2. The Elmvale settlement area is generally recognized as having a high settlement capability due to historic growth, the existence of community facilities, services and the provision of full municipal water and sanitary service facilities.

- 8.4.1.3. As a result of past servicing review studies, it is recognized that more land is designated for development than can be presently serviced at the date of adoption of this Plan. As a result of this circumstance the allocation of available capacity will be subject to the approval of Council and any municipal policies governing such allocation. In the event of future expanded capacity becoming available through ongoing assimilative studies, upgrades to the plant or through other opportunities, municipal policy governing such allocation will continue to apply.
- 8.4.1.4. It is a policy of this Plan that where settlement areas are serviced by full municipal sewage and water services that areas proposed for development that are logical extensions to the settlement area will also be serviced by full municipal services. As a general rule and in keeping with this policy, no new development proposals situated outside and adjacent to the current settlement area should be approved on communal servicing systems, individual private sewage disposal systems or by any other servicing method other than by connection to the full service community facility.
- 8.4.1.5. Areas presently designated for Residential, Commercial and Industrial purposes and not granted allocation of sewage treatment capacity, will maintain their present land use designation until an updating servicing review is completed.
- 8.4.1.6. The current design capacity of the sewage treatment plant could become a limiting factor on the growth of the community over the duration of the planning period. As has been noted in previous engineering studies, the potential of the sewage and water systems is 3,600 persons. Therefore it is recommended that the necessary technical studies and works be undertaken in an effort to overcome current design limitations so as not to restrict possible future growth during the planning period.

8.4.2. **General Commercial Transition Area**

8.4.2.1. **Definition:**

- a) It is recognized that within the planning period of this Official Plan, Elmvale will require additional commercial land to adequately service the residents of the community and surrounding area. Consequently certain lands, which naturally extend from the existing commercial core, have been designated "General Commercial Transition Area" on Schedule "A-6". It is the intention of this Plan that within these areas consideration may be given to the use of the lands for select forms of general commercial development in addition to the residential uses permitted by the

underlying “Urban Residential” land use designation, without the need for an amendment to this Plan.

- b) General Commercial Transition Area lands shall be subject to the policies of Section 11.1.2, Commercial and Section 11.2, General Commercial, in addition to the following special policies.

8.4.3. **Policies**

- 8.4.3.1. General Commercial Transition Area 1. The uses permitted within the General Commercial Transition Area 1 may include residential uses in accordance with Section 9.2, Urban Residential and commercial uses in accordance with Section 11.2, General Commercial.
- 8.4.3.2. General Commercial Transition Area 2. Notwithstanding the permitted uses of Section 11.2, General Commercial, of this Plan, on lands situated within the General Commercial Transition Area 2 designation the uses permitted shall be limited to residential uses established in accordance with the policies of Section 9.2, Urban Residential, of this Plan and commercial uses such as personal service shops, community facility uses, business and professional offices, funeral homes, service shops, tourist homes, nursery schools, daycare centres, eating establishments but does not include drive-in restaurants and medical clinics.
- 8.4.3.3. It is intended that commercial development within the General Commercial Transition Area designation occur in an orderly, controlled manner with minimal impact on existing residential uses. Preference will be given to commercial development proposals which constitute a natural extension of the existing commercial core and/or which are designed to blend with surrounding residential uses. All commercial land shall be landscaped to a standard characteristic of the surrounding residential area and all commercial uses shall be appropriately buffered through the provision of grass strips, the planting of trees or shrubs and/or the location of a berm or fence from adjacent residential uses. Furthermore, it is also the intent of this Plan to permit selected forms of general commercial development within the General Commercial Transition Area designation while endeavoring to ensure that lands so designated generally retain their predominantly residential characteristics.
- 8.4.3.4. Lands designated “General Commercial Transition Area” shall be zoned in a separate category in the Implementing Zoning By-law. The establishment of new commercial uses on lands so designated shall require an amendment to the Zoning By-law.

8.4.4. **Road and Bridge Improvements**

8.4.4.1. An east/west connection across the Wye River should be considered and encouraged where and when appropriate, south of Queen Street West.

8.4.5. **Other Land Use Designations**

8.4.5.1. The various land use designations shown on Schedule "A-6", Elmvale Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to those sections to determine permitted uses, policies and for the existence of additional policies specific to the Elmvale community area. The development of currently vacant tracts of land should be subject to an archaeological assessment as may be deemed appropriate.

8.4.5.2. Lands designated "General Commercial" and located outside of the historic downtown core of Elmvale may, through the implementing Zoning By-law, be restricted to permitted uses of Section 8.4.6.1 a) which primarily service the traveling public and which rely upon such traffic for their economic existence.

8.4.6. **Exceptions**

8.4.6.1. Part Lot 7, Concession VIII (former Flos)

The following shall apply to the lands designated "Highway Commercial" and set out on Schedule "A-6".

a) Permitted Uses

The only uses permitted are:

- Antique dealers
- Bank, trust company or financial offices
- Business or professional offices
- Convenience stores
- Custom workshops
- Drive-in restaurants or other eating establishments
- Garden centres
- Personal service shops
- Recreational uses
- Retail sale of beer and liquor
- Service shops
- Space extensive commercial uses
- Taverns
- Vegetable and fruit markets, and
- Video rental shops

b) Access to Queen Street West

No direct access to Queen Street West will be permitted. Access for the commercial uses shall be via a road aligned with Malcolm Street. A Traffic Impact Study, prepared to the satisfaction of the Ministry of Transportation and the Township will be required before any development occurs on the site. The Traffic Impact Study will review the impact of the proposed development on the intersection of Malcolm Street and Queen Street West and make recommendations on the design of the intersection.

c) Stormwater Management

A Stormwater Management Plan, prepared to the satisfaction of the Ministry of Natural Resources and/or the Conservation Authority and the Township will be required before any development occurs on the site. The Stormwater Management Report will review the impacts of the development on drainage patterns and make appropriate recommendations on the treatment and storage of stormwater on site.

d) Design Guidelines

The property is located at the gateway to the community of Elmvale. As a result, the landscaping treatment of this site is considered to be very important by Council. Below are design guidelines applying to the development of this site which are intended to ensure that the development is of the highest possible quality:

- i. The buildings shall be designed to blend in with their surroundings and with other buildings in the area.
- ii. The buildings shall be restricted to a height of three stories.
- iii. Given that the site is untreed, the buildings and structures on the site shall incorporate landscaping to enhance the site and surrounding area.
- iv. The buildings shall be sited an appropriate distance from Queen Street West and the areas of the lot immediately abutting Queen Street West shall be landscaped.
- v. At least 20 percent of any yard abutting a public road shall be landscaped and as a minimum this shall take the form of a uniform planting strip abutting and parallel to the edge of the street line.
- vi. Loading areas shall only be permitted in the rear yard.

- vii. Off street parking areas shall be attractively designed and integrated into the total design of the site.
- viii. The design and placement of signs, particularly in areas visible from Queen Street West, shall be carefully controlled. The height and size of the signs shall be limited with preference being given to signs which are approximately the same height as the main building on the site and of a size and design appropriate to the scale and character of the development.
- ix. The illumination of signs and outdoor lighting fixtures shall be directed away from adjacent residential uses or other incompatible uses.
- x. Fencing, landscaping, berming or a combination of these mitigating measures may be required in yards which are adjacent to existing or proposed residential uses.

e) Site Plan Control

The subject lands are subject to Site Plan Control. In addition to the general matters to be considered by Council when reviewing an application for Site Plan Approval, the following tasks must be completed to the satisfaction of the Township before Site Plan Approval is given.

- i. A landscaping plan prepared by a professional landscape architect and a building plan prepared by a professional architect in accordance with the design guidelines in d) above.
- ii. A Traffic Impact Study, as described in b) above.
- iii. A Stormwater Management Plan, as described in c) above.

f) Holding Provision

The lands subject to this section may be placed in a zone utilizing a Holding Provision. The Holding Provision will be removed, in accordance with the Planning Act, when an appropriate Site Plan Agreement has been entered into between the Township and the owner and registered on the title of the lands.

8.4.6.2. The following shall apply to the lands identified on Schedule 'A-6', being Part of Lot 7, Concession 9 in the geographic Township of Flos:

a) Permitted Uses

The following uses are permitted: research and development facilities, data processing centres, warehousing and the storage of

goods and materials, custom workshops, equipment rental, building supply outlets, wholesale outlets, personal and professional services, business and professional offices, service and repair shops, restaurants, community and cultural uses, indoor recreation, and space extensive retail outlets such as automotive and recreational vehicle sales and dry land marinas and motor vehicle repair, but no including autobody repair shops. **(OPA #20 – 138 Queen Street West -May 12, 2008).**

8.5. Hillsdale

8.5.1. Development Policies

8.5.1.1. Applicable Policy

The policies of this Section 8.5.1 and all applicable policies of this Official Plan apply to the land use designations within the Settlement Area as shown on Schedule “A-7” Hillsdale Secondary Plan Land Use and Road Plan. To determine the permitted uses and policies applicable to the Land use designation, the Official Plan must be considered in its entirety.

8.5.1.2. Development Potential

The Hillsdale Settlement Area is recognized as having a major settlement area potential. Development of the community shall occur in conformity with the land use designations as provided within the Settlement Area and shown on Schedule “A- 7”.

8.5.1.3. Development Pre-Requisites

Prior to any new development occurring, the proponent shall show to the satisfaction of the Township that:

- a) The lands are suitable for development and shall not adversely impact significant natural heritage features of the Copeland Craighurst-Guthrie Wetland Complex, and adjacent lands the Copeland Forest Significant Biological Area, and adjacent environmentally sensitive lands. Suitability will be determined through the preparation and approval of an Environmental Impact
- b) Stormwater drainage through a Master Drainage Plan shall not impact on the natural heritage features.
- c) The development site does not contain significant archaeological resources.

- d) The proposed development can be adequately serviced with sewage and water facilities.
- e) A hydrogeological investigation is undertaken to ensure the proposed development does not impose adverse impacts on the groundwater system.
- f) A Traffic Impact Study is undertaken to provide adequate access to the development while not adversely affecting the function of Highway 93 and the safety issues of the Community.

All studies prepared in support of a development application may be subject to a peer review at the expense of the proponent.

8.5.1.4. **Residential Transition**

The lands designated as Urban Residential in Schedule A-7 in Lot 54, Concession 1, W.P.R. immediately adjacent to the existing development to the north shall be developed with larger Lot sizes so as to provide for a transition to the smaller urban lot sizes anticipated on the lands to the south.

8.5.1.5. **Buffering**

Within the Zoning By-Law, appropriate buffering setbacks shall be required for any residential development located adjacent to the existing wrecking yard located in the Old Penetanguishene Road area.

8.5.1.6. **Community Centre**

Within the Urban Residential designation located on the western side of the Old Penetanguishene Road in Lots 52, 53, Concession 1, W.P.R., lands shall be provided for the development of a future Community Centre subject to a feasibility study.

8.5.1.7. **Open Space Access**

Council through the acquisition of land through the subdivision process or acquisition shall provide an access for the existing park in Lot 55 to Martin Street.

8.5.1.8 **Natural Heritage Environmental Protection Category 2 Lands**

Notwithstanding the policies of Section 16 of the Official Plan, the lands shown as Natural Heritage Environmental Protection 2 Lands, shall be subject to an Environmental Impact Study (EIS) to define the significance

of the Natural Heritage feature. The lands not determined to be significant in terms of the Natural Heritage feature through the EIS process may be used for the same purposes as the adjacent land use designation without an amendment to the Official Plan.

8.5.1.9 **Transportation/Pedestrian Network**

While it is important to maintain Highway 93 as a transportation corridor and restrict access, it is important to provide:

- protection to the local residents within the defined settlement area;
- protection to the future development of the settlement area;
- provide efficient feasible transportation networks/road patterns to service new 'Business Park', 'Residential' and 'Commercial' designations North of Flos Road 4 West in the Old Penetanguishene Road area.

In this regard then the following policies will apply:

- a) A Community Safety Zone be established between Robert Boulevard and McFadden Street on Highway 93.
- b) The Old Penetanguishene Road be developed from Mill Street southward as a roadway and municipal trail system to service lands in Lots 52 and 53, Concession 1 E.P.R. It is not the intention of this Plan for a road connection of the Old Penetanguishene Road with Highway 93 at its present location. In this regard, a Township initiated Traffic Impact Study will be required to provide traffic projections for the Old Penetanguishene Road Area, 'Business Park', 'Residential' and 'Commercial' designations located north of Flos. Road Four West to provide recommendations regarding locations for access roads needed to feasibly service these lands.
- c) Intersection improvements as shown on Schedule "A- 7" be made as follows:
 - I. At the intersection of McFadden Street and Highway 93, a signalized crosswalk be provided.
 - II. A signalized intersection be established at the intersection of Robert Boulevard and Highway 93 and Cassell Drive and Highway 93.
 - III. An intersection with Highway 93 be established to:
 - service the residential Lands within Lots 53/54, Concession 1, E.P.R.

- service the Business park between Lots 51 and 52, Concession 1, W.P.R. In addition, it is the intent of this Plan to provide a linkage to service the wrecking yard and connect to the road network in Lots 53 and 54, Concession 1, E.P.R.

IV. An intersection along Flos Road 4 be established to service the Business Park Lands within Lots 51, 52, and 53, Concession 1 W.P.R.

V. Highway 93 with the exception of the built up

VI. area is a controlled access highway and, thus, all intersection improvements, access and commercial entrances require the approval of the Ministry of Transportation.

- d) As applications arise, the Township may pursue the creation of a trail network in Hillsdale including connections to adjacent lands with regard to the implementation of the Township of Springwater Trails Master Plan.

8.5.1.10 **Servicing**

Notwithstanding the servicing policies of the Official Plan in the Urban Residential designation, alternative servicing methods may be considered provided a detailed servicing feasibility study and a hydrogeological study are prepared to the satisfaction of the Township in consultation with relevant agencies. The servicing feasibility study should address among other things the financial impact on the municipality and justification as to why a connection to the existing Heritage Village System is not feasible.

8.5.1.11 **Special Policy Areas**

The Special Policy Areas shown on Schedule "A-7" relate to lands presently shown as Natural Heritage Environmental Protection Category 1. These lands are under review to determine their Natural Heritage significance. Subject to the completion of an EIS to the satisfaction of the Township and relevant agencies, the future use of these lands should they be determined not to have Natural Heritage significance shall be Urban Residential in Special Policy Area 1 and Business Park in Special Policy Area 2.

8.5.1.12 **Urban Design Guidelines**

As part of the Site Plan Control process, all proposed buildings under that process may be subject to architectural review which may include review

of exterior design, character, scale, appearance and design features. Appendix 1 Urban Design Guideline of the Official Plan shall provide guidance for such reviews. At the discretion of the Township, the development of Architectural Design Guidelines may be required for any proposed subdivision within the Secondary Plan Area.

8.5.1.13 Heritage District

In accordance with provincial policies and guidelines, consideration can be given to the development of a Heritage District for the Hillsdale Community.

8.5.1.14 Environmental Impact Studies

In addition to the policies contained in Section 16 Natural Heritage Environmental Protection Policies, the following specific Environmental Impact Studies (EIS) policies shall apply to Hillsdale.

- a) The purpose of an EIS is to:
 - I. Collect and evaluate all appropriate information in order to have an understanding of the boundaries, attributes and functions of all natural heritage and related ecological and hydrological feature(s); and,
 - II. Make an informed decision as to whether or not a proposed use will have a negative impact on natural heritage features or their ecological functions.
- b) Any EIS required by this Plan must describe the natural 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 consider 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 significant natural heritage features or their ecological functions.
- c) The determination of the level of effort required to prepare an EIS shall be determined in advance with the appropriate agencies and may be scoped as required.

The area under study shall generally include the lands that are subject of the application and any adjacent lands that may be subject to impacts from the proposed development. Once the scope of the EIS is determined, all or some of the items below may be required as determined by the Township and relevant agencies:

- I. A description of the proposed undertaking;

- II. a three season survey of trees, shrubs and herbaceous vegetation on-site and classification of community types using criteria as standardized by the Ecological Land Classification for Southern Ontario (Lee, et al, 1998);
- III. a three season survey of bird, mammal and reptile and amphibian species and an assessment of potential wildlife species based on available habitat types with the bird survey being undertaken during the peak period for migratory and breeding bird activity;
- IV. a list, based on the above mentioned inventories, of any vegetation or wildlife species observed and reported on-site that are designated rare, threatened or endangered under the Endangered Species Act;
- V. a description of the location and characteristics of all wetlands, all permanent and intermittent watercourses or water bodies and the associated quality and type of aquatic or fish habitat (including observed and recorded fish species present with reference to fish sampling data or benthic/invertebrate studies should accompany the field data on watercourses/fisheries. This may include preparation of an updated wetland evaluation in accordance with the Ministry of Natural Resources and Forestry classification system;
- VI. An overview of site geology, topography and soil types, including data obtained from handaugured holes or test pits;
- VII. An overview of site hydrology describing recharge and discharge areas, and characteristics of existing or new wells;
- VIII. A discussion of existing and proposed sources of potential contamination (e.g. gas stations, machinery repair operations, etc.);
- IX. A description of ecological functions and inter-relationships (e.g. ground water discharge maintaining a cold water trout stream, wildlife passage corridors, provision of habitat for rare species, vegetation of steeply sloped lands that function to prevent erosion, etc.);
- X. How the proposed use affects the possibility of linking components of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan;
- XI. A Management Plan identifying how the adverse effects will be avoided over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also

- establish the limits of buffers and setbacks adjacent to watercourses, water bodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development; and
- XII. In relation to woodlands, the delineation of the woodland to be protected and the mitigative measures required, if applicable, shall be based on an evaluation of the ecological importance and function of the feature with regard to its size and form, health and quality, species composition and diversity, areas of core habitat, history of use, including presence or absence of areas of plantation, and the presence of rare or endangered species.

- d) Any EIS shall describe what changes the proposed development and/or site alteration will have on the following, if applicable:
- I. ground and surface water recharge and discharge;
 - II. predicted ground water use and potential for interference with nearby wells (e.g. well yield, water quality);
 - III. ground water quality or quantity as it affects the natural environment (e.g. discharge to surface, aquifer conditions);
 - IV. surface water quality and quantity (e.g. sedimentation, temperature, flow volume);
 - V. terrestrial wildlife habitat quantity or quality (e.g. loss of deer wintering yards, cover for wildlife movement, increased potential for bank erosion);
 - VI. aquatic or fish habitat or quality (e.g. water warming from removal of stream bank vegetation, potential for destruction or alteration of a fisheries resource);
 - VII. wildlife movement corridors;
 - VIII. the ecological function of the natural environmental features;
 - IX. noise and traffic levels and their impacts on wildlife as compared to existing conditions (e.g. truck traffic from excavation activities);
 - X. the potential for fragmentation or isolation of portions of a significant natural heritage feature or breakage of an identified linkage as a result of the proposed change in land use;
 - XI. the potential for off-site discharge of materials (e.g. stormwater runoff, effluent, odours, air emissions) as a result of the proposed development;
 - XII. erosion potential from grading and construction techniques and proposed mitigation measures for steep slopes or unstable soils;

- XIII. the compatibility of the proposed land use with surrounding land uses within the Greenway System and/or associated linkages;
- XIV. flooding or changes in storm water retention capabilities as a result of the proposed land use or changes to flood attenuation capabilities of lands in the area; and,
- XV. the duration of the effects, the size of the area affected, the sensitivity of the feature to change and any loss of ecological functions within the area proposed for development.

In addition to the above, the EIS shall describe the positive impacts or enhancements that may occur as a result of mitigation.

- e) The EIS should demonstrate, where applicable, that the relevant policies of this Plan are met and, in particular, that the proposed use will not have a negative impact on significant natural features or their ecological functions.

8.5.1.15 **Policy to Prevail**

In the event of a conflict between the policies of this section and other policies of the Plan, the policies of Section 8.5 shall prevail.

8.5.1.16 **Financial Agreements**

- a) In order to ensure that property owners contribute their proportionate share towards the provision of community facilities such as schools, parks, roads and road improvements as well as shared infrastructure such as external services and storm water management facilities, property owners will be required to enter into one or more agreements, including a developer cost sharing agreement, as a condition of development approval for their lands that provides for the equitable distribution of the associated costs of the aforementioned community facilities and infrastructure, including that of land.
- b) Prior to the registration of any development, the owner shall have entered into a Servicing Agreement, including front end requirements or accelerated payments, with the Township of Springwater that will identify the capital expenditures associated with servicing the lands.
- c) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing, the timing of infrastructure emplacement, and methods of financing including developer front-end or accelerated payment agreements shall be

addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of the Municipality.

8.6. Midhurst

8.6.1. General Development Policies

- 8.6.1.1. This section should be read in conjunction, with Schedule "A-8", Midhurst Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply, in addition to the following.
- 8.6.1.2. That a Secondary Plan or Plans, as set out herein, together with supplemental studies and a public consultive process be undertaken prior to the contemplation of any significant changes to the land use designations for the settlement area. A significant change is generally defined as a new plan of subdivision or other proposed development beyond those areas currently designated.
- 8.6.1.3. That future development should maintain and reinforce the existing attractive predominantly residential character of the community.
- 8.6.1.4. That the community's attractive natural environment and setting and the ecological and hydrological functions which create and maintain them be protected by directing development to appropriate locations **[Mod. # 17 - Jan.28/98]** and ensuring that all future development occurs in a manner which respects the area's important natural features such as forested lands, unique land forms and slopes.
- 8.6.1.5. That the Willow Creek **subwatershed, consisting of the stream**, the associated wetlands and valley lands be protected as an important natural heritage feature resource and community amenity. **To this end the various environmental studies and plans required where development is contemplated along it shall be undertaken within the context of the Willow Creek subwatershed. [Mod. # 18 - Jan.28/98]** **The Township shall strive to obtain such cooperation as is required from other relevant municipalities to complete this undertaking. [OMB Order #2575 - appeal by Township]**
- 8.6.1.6. That the regional aquifers be adequately protected and enhanced in order to maintain a long term supply of potable groundwater.
- 8.6.1.7. That a compact community form should be maintained in order to avoid undue extensions of services as well as assisting in the integration of the various components of the settlement area.

- 8.6.1.8. That significant commercial/light industrial or mixed use development be directed to **the Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** area in accordance with the relevant policies of the Official Plan in order to assist in limiting non-residential uses within the settlement area to those which are local and community serving in nature.
- 8.6.1.9. That **Bayfield Street North (Highway 26/County Road 27) [OPA #3 - Sept.29/99]** be recognized and protected as a major transportation facility where new land uses in this area must be properly planned in regard to access, function and high quality of use and design.
- 8.6.1.10. That traffic be directed to the designated arterial and collector roads, to avoid any significant increase in traffic volumes on local residential streets, and to ultimately provide other transportation linkages in the Midhurst area as warranted by the areas development and as may be set out in any further Secondary Plans.
- 8.6.1.11. That agricultural lands and operations should be protected from the intrusion of non-agricultural and community related uses.

8.6.2. **Midhurst Planning Concept**

- 8.6.2.1. The Midhurst area has been the subject of numerous studies and two significant Official Plan Amendments, as the Municipality proceeded to provide appropriate planning direction. The area set out on Schedule "A-8" generally identifies the study area within which the contemplated Secondary Plans will set out future growth opportunities.
- 8.6.2.2. It is the general intent of this Plan to recognize the existing land use designations which have been previously set in place and furthermore to provide a framework wherein development can be considered beyond that which has been acknowledged at this time.
- 8.6.2.3. The goal of this Plan is to provide a coordinated, overall development Plan for the settlement area which would address an appropriate variety of land uses, transportation facilities, environmental concerns, infrastructure servicing, community services and other considerations. It is however recognized that for the purpose of this Official Plan an overall Plan for the settlement area is, at this time, beyond the scope and ability of the Municipality and may not be in step with the timing or ability of those having a development interest. To facilitate continued growth while at the same time ensuring the appropriate development of the majority of anticipated growth and its coordination with the overall settlement area, a reasonable approach is required. In place of an overall settlement area plan, Secondary Plans, as set out herein, may be considered on the

understanding that such Secondary Plans will give due consideration and address the impact of any proposed development on the remainder of the settlement area.

- 8.6.2.4. To facilitate the above and for the purpose of defining those areas to be addressed through the Secondary Plan procedure, that area comprising lands west of *Bayfield Street North (Highway 26/County Road 27)* [**OPA #3 - Sept.29/99**] and including those lands fronting onto the east side of *Bayfield Street North (Highway 26)*, [**OPA #3 - Sept.29/99**] south of the intersection of Highway 26 and *County Road 27* and north of Carson Road, will comprise a Secondary Plan Area. Furthermore those lands east of *Bayfield Street North (Highway 26/County Road 27)*, [**OPA #3 - Sept.29/99**] excluding the lands set out above, will be considered to represent a separate Secondary Plan Area.
- 8.6.2.5. In the consideration of either Secondary Plan Area, the following items are considered to represent settlement wide issues which will need to be appropriately addressed prior to the adoption of any amendment to implement a Secondary Plan. These items to be addressed are as follows:
- a) The future land use and development patterns, policies and standards and impact of these on the larger settlement area.
 - b) The future transportation routes, improvements and impacts including possible alternative transportation linkages as warranted by the area's development.
 - c) The arrangement and provision of pedestrian routes and linkages throughout the community including the types of facilities to be provided such as sidewalks, bicycle paths and hiking trails, designed for ease of access and to separate the pedestrian from automobile traffic.
 - d) The servicing implications, standards and policies, including the identification of required additions and improvements to the water system, the implications for sewage disposal particularly in terms of identifying if a central sewage treatment plant and sanitary sewers will be required. A Feasibility Study will be required to ensure the availability of a sufficient supply of potable water for both existing and potential development within the entire settlement area. This review will also assess and evaluate the potential impact on groundwater in regard to new development. As a general goal the extension of a communal water system throughout the study area should be realized and therefore this consideration should form part of any evaluation.

- e) A Master Drainage and *Surface Water* Management Plan including floodplain mapping, where necessary, **based upon subwatershed scale considerations and current and adopted guidance documents dealing with stormwater management practices and design. [Mod. # 19 - Jan.28/98]**
- f) The need for parks, recreation and community facilities in the context of the overall settlement area including the economic feasibility and desirability concerning the projected needs of these facilities.
- g) An assessment of the financial feasibility of the expanded community development and the implications of such expansion to the Municipality.
- h) An assessment of the potential environmental impacts of the settlement areas possible expanded development.
- i) An assessment of the impacts of the expansion in terms of community structure and facilities and the separation from the Barrie urban area.
- j) A review of nearby agricultural lands and operations will be required to establish appropriate separation distances to provide for the proper protection of agricultural land uses.
- k) An assessment of the impacts of accommodating residential growth and elementary schools, as well as in secondary schools. Accordingly, the Township and the developers shall consult with the relevant Boards of Education when considering residential development proposals.

8.6.3. **Midhurst East Planning Concept**

- 8.6.3.1. The Midhurst area, east of *Bayfield Street North (Highway 26/County Road 27)*, **[OPA #3 - Sept.29/99]** has for the most part been substantially built out. Previous development has generally expanded the settlement area to its limits as defined by the adjacent highway and surrounding agricultural and environmental lands. In addition to the lands designated for growth, it is recognized that additional lands, generally located on the periphery of existing development may be appropriate for future development. As a general statement it is felt that the rounding out or infilling of this portion of the settlement area is appropriate and desirable. To facilitate this growth it must however occur in a coordinated fashion, first in the context of the lands east of **Bayfield Street North (Highway**

26/County Road 27) [OPA #3 - Sept.29/99] and also in relationship to the entire settlement area. Therefore, as stated previously, a Secondary Plan will be required prior to any further substantial development occurring. In this regard any Secondary Plan for this area will need to address, in addition to those items listed previously, the following::

- a) The appropriate integration of any new development in regard to density, style and type of development, which will be compatible with and complimentary to surrounding existing development and that will continue and maintain the character and community lifestyle as previously established.
- b) A transportation study will be required to review and make recommendations concerning the appropriate transportation upgrades which may be required. In particular the extension of Craig Road to **County Road 27, [OPA #3 - Sept.29/99]** the connection of Jodies Lane to Russell Road, the extension of St. Vincent Street to Doran Road and the extension of Carson Road to St. Vincent Street must be addressed.
- c) An environmental impact or assessment study of the environmentally significant and sensitive features and functions which might be impacted by future development must be completed. Of particular interest will be the impact of any development on the Willow Creek and associated wetlands.
- d) A review of the aggregate potential together with recommendations for possible extraction will be required for potential development areas.
- e) A *servicing* [**Mod. #20 - Jan.28/98**] feasibility study will be required to determine the most appropriate servicing system for new development areas. Such study will address the impact of this servicing type to ensure that conditions are satisfactory for the installation of the proposed method of sewage disposal. Furthermore a review should be conducted to determine the feasibility and appropriateness of the extension of any communal system to surrounding developed areas.
- f) Archaeological assessments of proposed development areas will be required and implemented as may be deemed appropriate.

8.6.4. **Midhurst West Planning Concept**

8.6.4.1. The Midhurst area, generally west of **Bayfield Street North (Highway 26)**, has by comparison to those lands east of the highway, remained

relatively undeveloped. Residential development, generally characterized as infilling, along Carson Road, Snow Valley Road and in the area of Highway 26 and the CP rail crossing, has for the most part represented the historic residential growth of the area. Commercial and residential growth along **Bayfield Street North (Highway 26), [OPA #3 - Sept.29/99]** together with light industrial uses along Snow Valley Road, represent typical long term development which has not changed significantly over the past while. Finally public lands in the form of Springwater Provincial Park, Ministry of Natural Resources lands and buildings, the Board of Education Centre and the Simcoe County Administration Centre, Museum and Archives, centred along the Highway 26 corridor, represent the balance of active land uses. There remains, in terms of Springwater Township and the Midhurst Community, a substantial amount of vacant land which represents significant potential development opportunities. In an effort to properly realize the anticipated potential of this area, a Secondary Plan will be required prior to any future substantial development being permitted. In addition to and in combination with the areas currently designated for development within the area, any Secondary Plan for this area will need to address, in addition to those items listed previously, the following:

- a) The majority of new development which may occur within this area is predicated on a full municipal sanitary servicing system. A Feasibility Study will be required to determine the most appropriate system to service new development and to identify any potential impacts. The study should also consider the extension of any such service to those existing land uses along **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** and along Highway 26.
- b) On the premise of the establishment of a full municipal servicing system a variety of residential types and densities may be considered. Generally, in keeping with the wider community, the majority of new growth should take the form of detached residential units. Medium density and specialized housing facilities may be considered provided that the location and integration of these units is done in an appropriate manner.
- c) A Transportation Study will be required to review and make recommendations concerning the appropriate transportation upgrades which may be required. In particular the extension of Anne Street North to Snow Valley Road must be addressed. Also the extension of Carson Road through to St. Vincent Street, which may form an important part of any transportation network given the potential for growth in the study area, will need to be addressed.

- d) An Environmental Impact or Assessment Study of the natural heritage features and functions which might be impacted by future development must be completed. Of particular interest will be the impact of any development on the Willow Creek and associated wetlands together with the Black Creek drainage area. Furthermore particular attention should be given to significant forest lands and steep slope areas which may be impacted by any potential development.
- e) A review of the aggregate potential together with recommendations for possible extraction will be required for potential development areas.
- f) In addition to the policies concerning sanitary servicing, noted above, limited development and re-development may be permitted through the use of individual septic systems. This policy typically applies to instances of infilling, redevelopment and the development of areas currently designated for development, which may occur prior to the completion of any Secondary Plan. Any development that is permitted to proceed in this situation should be developed in such a manner that will permit the future connection of any uses to an overall servicing system in the event that such a system is eventually established. Such development may also be subject to additional policies as set out in this section.
- g) Archaeological assessments of proposed development areas will be required and implemented as may be deemed appropriate. As two areas of archaeological potential have been identified within the study area, the need for further study is generally increased and therefore the subject requires suitable attention.
- h) Within the Midhurst area there exists a significant opportunity to provide recreational, civic and institutional facilities such as a Municipal Administrative Centre, Community Centre and similar uses designed to provide service at a Township wide level. It is expected that significant attention will be given to this topic through study recommendation and identification of appropriate lands for this purpose.
- i) A review will be required to address the existing and future land needs of the institutional uses located along Highway 26 together with the future integration of these land uses into the expanded settlement area. In particular, the expansion needs and associated buffering of the museum and archives facilities will need to be addressed.

- j) A Commercial Needs Assessment will be required, particularly in the vicinity of the intersection of Snow Valley Road and **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** to investigate the potential need and desirability of designating additional lands for commercial uses.
- k) A review will be undertaken to investigate the need and desirability of new industrial type uses locating along the Snow Valley Road corridor.

8.6.5. **Mixed Use**

- 8.6.5.1. The use of land designated “Mixed Use” on Schedule “A-8” shall be for a range of land uses including low and medium density residential uses, business and office uses and institutional uses.
- 8.6.5.2. Low to medium density residential uses may be permitted depending upon the availability of services. Residential uses may include single detached dwellings; two, three and four unit dwellings; row or townhouses and low rise apartments.
- 8.6.5.3. Business or professional offices, medical clinics, financial institutions and private clubs may be permitted.
- 8.6.5.4. Institutional uses, churches, schools including commercial schools, government offices or daycare centres may be permitted.
- 8.6.5.5. Specialized housing may be permitted. Such housing may include senior citizen housing, subsidized housing or housing for the physically handicapped.
- 8.6.5.6. Apartments may be permitted above office or commercial uses.
- 8.6.5.7. Comprehensive development or redevelopment projects will be encouraged in this area whenever possible. Direct highway access for most forms of new development will not be permitted by the government agencies having jurisdiction. Therefore developments or redevelopments involving land assembly and the joint utilization of existing commercial or street access points to the highway will be encouraged.
- 8.6.5.8. The development of combined and coordinated off street parking areas shall be encouraged whenever possible. The Zoning By-law may contain provisions reducing the parking requirements or increasing the lot coverage of each development in such cases.
- 8.6.5.9. In view of the relatively wide range of uses permitted in this area and the areas central location and exposure to **Bayfield Street North (Highway**

26), [OPA #3 - Sept.29/99] the design guidelines of this subsection shall apply to development or redevelopment in this area, with the exception of single detached dwellings,

- 8.6.5.10. All areas involving non-residential uses or residential uses having more than four dwelling units may be designated as Site Plan Control areas, and are subject to the provisions of the Planning Act and the policies of this Official Plan.
- 8.6.5.11. Single detached residential and multiple residential units and non-residential uses or other incompatible uses shall be buffered or screened from each other and, in the case of the latter two uses, from adjacent single detached dwellings into their land use designations.
- 8.6.5.12. The development of apartment uses in non-residential buildings shall comply with the following policies:
 - a) The apartment units shall be located on the second floor of the building containing the commercial use.
 - b) There shall be a maximum of four apartment units.
 - c) Direct access to the apartment units shall be provided separate from the commercial use.
 - d) Adequate off street parking shall be provided.
 - e) An on-site private open space area or areas shall be provided for the use of residents living in the apartment unit.
 - f) There shall be compliance with the provisions of the Zoning By-law.
- 8.6.5.13. The only form of apartment buildings to be permitted is low rise walkup or garden apartments.
- 8.6.5.14. Apartment buildings shall only be permitted in locations where any adverse impacts on adjacent uses can be minimized.
- 8.6.5.15. Preferred locations for apartment buildings are sites adjacent to commercial facilities, parks, institutional uses or other similar community facilities.
- 8.6.5.16. Where apartment buildings are proposed for a site which abuts single detached or two unit residential dwellings, these dwellings shall be protected by a buffer area.

- 8.6.5.17. In order to preserve the generally low density character of the area and to assist in minimizing the impact of apartment buildings on adjacent uses, the density for such apartment buildings shall be restricted to a maximum of 35 units per net hectare of the development site.
- 8.6.5.18. Apartment buildings shall be placed in a separate zone in the Zoning By-law and all new apartment buildings will require an amendment to the Zoning By-law.
- 8.6.5.19. On-site recreational and parking facilities shall be sufficient for the magnitude and type of development proposed.
- 8.6.5.20. Areas designated "Mixed Use" shall be subject to the servicing policies of Subsection 8.6.8.
- 8.6.6. **Light Industrial/Commercial**
- 8.6.6.1. All non-residential uses permitted by the policies of Subsection 11.3.3.1 f) and g) in the area designated "Highway Commercial" on the west side of **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** shall also be permitted in the area designated "Light Industrial/Commercial" on Schedule "A-8.
- 8.6.6.2. Lands in the area designated "Light Industrial/Commercial" may also be used for the manufacturing, processing and storing of goods and raw materials. Service industrial uses such as contractors' yards may be permitted. Other uses which are complimentary to and serve the industrial uses may be permitted as well as public and institutional uses.
- 8.6.6.3. Accessory commercial uses may be permitted.
- 8.6.6.4. No residential uses shall be permitted,
- 8.6.6.5. It is intended that the development of these lands shall take the form of a reasonably attractive industrial park with well-designed buildings being sited on properly landscaped sites.
- 8.6.6.6. Preference will be given to uses in which the principal industrial or commercial activity takes place within an enclosed building. Outside storage will be permitted in all areas except sites immediately abutting the northern and eastern boundaries of the area designated "Light Industrial/Commercial". Where outside storage is permitted it shall be suitably screened from adjacent roads.

- 8.6.6.7. The permitted uses shall be controlled so that no undue adverse effects may occur as a result of smoke, noise, odours, **dust particulates or any other form of emission or visual appearance. Mitigation measures such as distance separation, landscaping and building and activity layout shall be employed to minimize adverse impacts. [Mod. #21 - Jan.28/98]**
- 8.6.6.8. Only industries of a “dry” nature shall be permitted. Industries shall meet all relevant requirements of the Ministry of Environment & Energy or the appropriate government agency having jurisdiction. The servicing policies of Subsection 8.6.8 shall apply to this area.
- 8.6.6.9. Extensive buffering, screening and landscaping shall be provided along Snow Valley Road and along the area abutting the residential uses on the south side of Snow Valley Road.
- 8.6.6.10. The area designated “Light Industrial/Commercial” on Schedule “A-8” may be designated as a Site Plan Control Area and is subject to the provisions of the Planning Act and the policies of this Official Plan. Also the design guidelines of Subsection 8.6.7 shall apply in such areas.
- 8.6.6.11. Permitted uses in the area designated “Light Industrial/Commercial” may be developed as individual uses on separate lots or in the form of a multiple use building or plaza.
- 8.6.7. **Design Guidelines**
- 8.6.7.1. In view of the importance of **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** and the amount of land within the settlement area which fronts on that highway it is a policy of this Plan that development in areas abutting on or visible from the highway shall be of the highest possible quality.
- 8.6.7.2. As a means of implementing quality development, the design guidelines contained in Subsections 8.6.7.3 to 8.6.7.15 shall apply to multiple residential and non-residential development in areas designated “Mixed Use”, “Highway Commercial” and “Light Industrial/Commercial”.
- 8.6.7.3. Buildings shall be designed to blend with their surroundings and with other buildings in the area.
- 8.6.7.4. Buildings shall be restricted to a height of 2 stories except for apartment buildings which may be a maximum height of 2 1/2 stories above adjacent finished grade.

- 8.6.7.5. Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and surrounding area.
- 8.6.7.6. Buildings on lots fronting on *Bayfield Street North (Highway 26)* [OPA#3 - Sept.29/99] shall be sited well back from the road and the areas of the lot immediately abutting the highway shall be landscaped except for driveways or access points.
- 8.6.7.7. Approximately 25% of any yard abutting the highway shall be landscaped and as a minimum this shall take the form of a uniform planting strip abutting and parallel to the boundary of the highway road allowance. Driveways and required access points may cross this landscaped strip.
- 8.6.7.8. Display areas shall not occupy more than approximately 35% of any yard abutting the highway, except in the case of motor vehicle sales establishments and similar uses involving the display of large items, the display areas shall not occupy more than approximately 50% of the said yard.
- 8.6.7.9. Outside storage shall only be permitted in rear or interior side yard. Such storage areas shall be fenced and screened from nearby roads or residential areas.
- 8.6.7.10. Loading areas shall only be permitted in rear or interior side yards.
- 8.6.7.11. Where a rear yard abuts **Bayfield Street North (Highway 26)** [OPA #3 - Sept.29/99] it shall be deemed to be a front yard for the purposes of the Zoning By-law.
- 8.6.7.12. Off-street parking areas shall be attractively designed and integrated into the total design of the site, particularly on lots abutting **Bayfield Street North (Highway 26)**. [OPA #3 - Sept.29/99]
- 8.6.7.13. The design and placement of signs, particularly in areas visible from **Bayfield Street North (Highway 26)** [OPA #3 - Sept.29/99] shall be carefully controlled. The height and size of signs shall be limited with preference being given to signs which are approximately the same height as the main building on the site and of a size and design appropriate to the scale and character of the development. Preference will be given to developments which do not utilize freestanding signs or the joint use of a single sign by two or more developments. Signs using flashing mechanisms and excessively brilliant illumination will not be permitted. Council may pass a sign By-law.
- 8.6.7.14. The illumination from signs and outdoor lighting fixtures shall be directed away from adjacent residential uses or other incompatible uses.

- 8.6.7.15. Where a non-residential use abuts or is in close proximity to a residential use other than a non-conforming use, fencing, landscaping, berming or a combination of these shall be utilized to ensure that there is adequate screening along the adjacent portion of the non-residential use. The Zoning By-law may require a maximum increase of 25% in the minimum required yard depth in such areas.
- 8.6.7.16. All lots abutting **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** in the "Highway Commercial" designated area on the west side of the highway shall be developed with the buildings "fronting" on the highway regardless of where the principal access to the lot is located. In this area, the front yard or exterior side yard shall be those yards abutting the highway, regardless of the access arrangements.
- 8.6.8. **Servicing Policies**
- 8.6.8.1. The preferred method of servicing settlement areas, secondary plans and major recreational and other multi-lot commercial or industrial development should be on full municipal or communal services. New partial water and sewer services, or major expansions to existing partial systems, are generally not permitted, except where necessary to address failed services, or because of physical constraints. Infilling and minor expansions in areas of existing partial systems, are permitted subject to acceptable hydrogeological and environmental studies as appropriate. **[Mod. #22 - Jan.28/98][OMB Order #2575]**
- 8.6.8.2. Where the Servicing Feasibility Study determines that development could proceed on individual services, **[Mod. #23 - Jan.28/98]** Council or the approval authorities shall require persons proposing developments where development can proceed on individual services **[Mod. #24 - Jan.28/98]** to provide an engineering report indicating that soil and groundwater conditions in an area where a development is proposed are satisfactory for the installation of the proposed method of sewage disposal.
- 8.6.8.3. Although the Zoning By-law establishes minimum lot sizes for various types of development where development can proceed on individual services, increased lot sizes may be required in order to accommodate private sewage disposal systems in some areas.
- 8.6.8.4. In areas designated "Rural" or "Agricultural" on Schedule "A-8" (Midhurst east & west), development may be permitted on individual wells. In other areas a limited number of small scale or single developments may be permitted on individual wells provided there is an agreement with the Township that they will connect to the central water system when it is established. Such uses may be required to link to the Midhurst system if

this is feasible. Where an individual well is proposed, the developer may be required to construct such a well as a test well to one of the deep aquifers.

8.6.8.5. As a general rule new development should be connected to a central water system. Such a system should be linked throughout the community and where practical extended to service existing development.

8.6.8.6. Where development is proposed in a fill area, particularly the area of the abandoned gravel pit in Lot 14, Concession 5, former Vespra, an engineer's report on the soils suitability to support buildings and structures will be required at the time of subdivision or Site Plan approval, if not before.

8.6.8.7. Only "dry" land uses will be permitted in the area included on Schedule "A-8" (Midhurst west). Generally, these are uses that do not utilize water in their operations other than for washroom and lunchroom facilities for employees. Uses involving limited amounts of water, such as restaurants, may be allowed provided suitable methods of sewage disposal can be provided in accordance with requirements of all approval agencies. Uses involving the use of liquids other than water will generally be prohibited unless the approval of the appropriate government agency having jurisdiction is obtained with regard to matters under that agency's jurisdiction. A Zoning By-law Amendment may be required in cases such as those described above and Council shall make a decision on a rezoning application on the basis of their assessment of all aspects of the development proposal. This policy shall apply equally with regard to the Committee of Adjustment in making a decision on matters under its jurisdiction.

8.6.9. **Other Land Use Designations**

8.6.9.1. The various land use designations shown on Schedule "A-8", Midhurst Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to these sections to determine permitted uses, policies and for the existence of additional policies specific to the Midhurst community area.

8.6.10. **Special Policy Area**

8.6.10.1. The lands designated either "Highway Commercial" or "Light Industrial/Commercial" and included in the Special Policy Area as delineated on Schedule "A-8" include areas with development constraints and environmental features requiring careful management including poor drainage, organic and unstable soils and, possibly, flood susceptibility. It

appears that these constraints can be overcome by means of engineering works and/or resource management policies which will require the approval of all agencies having jurisdiction including the Conservation Authority, the Ministry of Natural Resources, the Ministry of Environment and Energy, the Ministry of Transportation, the Township or other appropriate agencies having jurisdiction.

- 8.6.10.2. The Special Policy Area identifies areas where the policies of this section apply in addition to the land use policies relating to the particular land use designation as shown within the Special Policy Area. If there is a conflict between the policies of this section and the land use policies, the policies of this section shall apply. Development may proceed in accordance with the policies of this section as well as the relevant land use designation and policies.
- 8.6.10.3. The purpose of these policies is to recognize the presence of development constraints and environmental features requiring careful management in the delineated areas and to ensure that if development proceeds in these areas it does so only after all potential impacts have been fully addressed.
- 8.6.10.4. The lands included in the Special Policy Area shall be placed in one or more holding zones in accordance with the policies of this Plan and the provisions of The Planning Act. Such zone or zones shall prohibit the construction of any buildings or structures in the area until the holding symbol is removed.
- 8.6.10.5. Because surface and subsurface drainage is one of the environmental features of the area and because drainage in this area is not a matter which can be satisfactorily addressed on a site specific individual basis, prior to any portion of the area being removed from the holding zone or zones, and, notwithstanding any other policies of this Plan, a Master Drainage and Stormwater Management Plan shall be prepared for the drainage basin of the tributary to Willow Creek which flows near the Special Study Area. This Plan shall include at least the following elements:
- a) an analysis of the ecological and hydrological functions forming the Willow Creek subwatershed sufficient to understand how the system functions, to identify sensitive areas, features and functions, sources of stress and opportunities for enhancement. **[Mod. #25 - Jan.28/98]**
 - b) topographical mapping of the subwatershed sufficient to the purposes of the study. **[Mod. #25 - Jan.28/98]**

- c) a conceptual stormwater management strategy based upon current and adopted guidance documents dealing with stormwater management practices and addressing both quality and quantity control elements and erosion and sediment control. **[Mod. # 25 - Jan.28/98][OMB Order #2575]**
- d) an assessment of existing and post-development flows and drainage characteristics,
- e) delineation of floodplain,
- f) identification of development impacts in terms of existing watercourses and facilities such as the culvert at Bayfield Street North (Highway 26), **[OPA #3 - Sept.29/99]** and
- g) identification of required drainage works to accommodate the effects of development and to maintain peak flows at predevelopment levels.

8.6.10.6. This study shall be prepared by a suitably qualified professional engineer to the satisfaction of the Township and all agencies having jurisdiction. The terms of reference of each study shall be prepared by the Township.

8.6.10.7. It is intended that stormwater detention facilities be incorporated into specific developments in the form of roof or parking lot storage. If it is determined that such facilities are not appropriate and that on site detention ponds are necessary, it would be preferable to provide one or two central detention ponds in the Special Policy Area rather than several smaller ones.

8.6.10.8. An application for development approval or subdivision approval and removal of the holding zone shall include the following material:

- a) Precise documentation of the nature and extent of the development constraints and environmental features on the site including information on such matters as surface drainage, hydrogeology, soil characteristics including the nature and extent of organic and unstable soils, and any floodplain affecting the property.
- b) Detailed information on the proposed methods by which these development constraints and environmental features can be overcome with the following documentation being a minimum requirement:
 - i. A detailed Drainage and Stormwater Management Plan utilizing topographic mapping and addressing site specific

drainage concerns and integrating the site's drainage facilities with those identified in the Master Drainage Plan as described in Section 8.6.10.5 above.

- ii. A comprehensive report on the methods proposed to deal with organic and unstable soils and the implications for drainage and the construction of buildings, roads and other services.
- iii. If flooding is determined to be an environmental factor on the subject lands, the proposed methods of controlling flooding and maintaining adequate flood storage.

- c) An assessment of the effects of the proposed remedial works on any significant environmental feature including specific proposals to minimize or eliminate any potential adverse effects on those features.
- d) In the case of the development of an individual lot, a site plan or plans incorporating all of the features normally required under the Site Plan Control policies of this Official Plan including, in particular, any material required to address the above policies and the special environmental conditions in this area.
- e) Approval of the relevant aspects of the proposal by all agencies having jurisdiction.

8.6.10.9. The Township, its staff and consultants will review the information provided under Section 8.6.10.8 and if it is found to be satisfactory, a by-law will be passed removing the holding symbol or holding zone from the subject site.

8.6.10.10. Any engineering information, reports or proposals required under the policies of Section 8.6.10.8 shall be prepared by a suitably qualified professional engineer.

8.6.10.11. All development proposals bordering any Environmental Protection areas shall incorporate setbacks from such areas appropriate to the conditions present.

8.6.11. **Exceptions**

8.6.11.1. The area designated "Rural" and identified on Schedule "A-8" by this section number, located in Lot 14, Concession 5, former Vespra, on the south side of Snow Valley Road is presently used as an industrial waste processing site for the storage, treatment, and refinement of waste oils and chemicals. It is a policy of this Plan that the existing use shall be recognized in the implementing Zoning Bylaw. Said by-law shall include

the site in an appropriate industrial zone with an exception provision which would recognize the existing use and implement the policies of this section. An amendment to this Official Plan will be required to permit any expansion of facilities for the storage, processing and transferring of wastes. Such amendment shall be supported by a detailed study of the proposed facilities, the methods of safeguarding the development and the development's potential environmental impact. Also, a report shall be provided by a qualified engineer certifying the structural soundness and suitability of the proposed tanks or other waste storage containers. The policies of Section 20, Waste Disposal, of this Plan shall apply to any expansion as described herein. Notwithstanding any other provision of this section, or of Section 20, the implementing Zoning By-law shall permit the expansion of accessory uses such as office space, machinery storage areas of buildings and safety retention areas.

8.6.11.2. **Part of Lot 10, Concession 4 (former Township of Vespra)
[OPA #2 – 8 June 1999]**

Notwithstanding the policies outlined in Section 8.6 Midhurst, or any other policies of the Official Plan to the contrary, the lands identified on Schedule "A-8" by this section number, may be developed for residential purposes subject to the following provisions:

- a) development shall occur by plan of subdivision;
- b) the maximum number of lots permitted shall not exceed twenty one (21);
- c) the minimum lot frontage of those lands designated "Estate Residential" shall be 45.0 metres;
- d) development shall be serviced by the extension of the municipal piped water system, and on the basis of private waste disposal systems approved by the Simcoe County Health Unit;
- e) public road access to the subdivision lands shall be provided by the extension of Block 45, Plan 51M-420 within the adjacent residential subdivision. This shall include provision for a secondary access or emergency access to the subdivision to the satisfaction of the Township;
- f) prior to the approval of a plan of subdivision an addendum to the Environmental Impact Assessment (EIA) shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority to address the preservation of forest resources located on the property. The Environmental Impact Assessment shall address the following:
 - the identification of the site specific and greater forest function;
 - the impact on the site specific forest resources;

- the impact of the forest loss in an ecosystem context; the maintenance of 30% forest cover in the municipality;
 - the means to maintain the function of the forest ecosystem;
 - conservation priorities based upon frequency, composition, maturity, area, shape, and connectedness of the woodland.
- g) prior to the approval of a plan of subdivision a preliminary stormwater management plan shall be prepared for review by the Township, Nottawasaga Valley Conservation Authority and the Ministry of the Environment, to address the on-site topographic conditions and potential impacts on adjacent lands.

8.7. Minesing

8.7.1. General Development Policies

- 8.7.1.1. This section should be read in conjunction with Schedule “A-9”, Minesing Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply in addition to the following.
- 8.7.1.2. The Minesing community should be considered to have a low settlement potential and a relatively low impact on resource and environmentally sensitive areas.
- 8.7.1.3. It is anticipated that future development in the Minesing settlement area will occur on the basis of partial services (i.e. municipal water system and private sewage disposal systems) as the level of anticipated development may not be economically feasible to provide, from a capital or operational perspective, a municipal/communal sewage system. If individual sewage systems are not a viable alternative the Municipality may consider a study reviewing the feasibility of providing a communal sewage system.
- 8.7.1.4. Future development shall take place by way of Official Plan Amendment in those areas not currently designated for residential use. Supplementary studies to individual development applications, among other matters deemed necessary by the Municipality, may include a Woodlot Assessment and/or an Environmental Impact Study for areas situated adjacent to environmentally sensitive lands if deemed necessary by the Township and/or commenting agencies, Stormwater Management Plan, Functional Servicing Report, Archeological Potential Review, Hydrogeological Investigation and Transportation Study.
- 8.7.1.5. Development in the eastern portion of the settlement area should not intrude into or impact the significant woodlot in this area so as to maintain and provide a substantial vegetative buffer to preserve the aesthetic and rural qualities which are provided by this important natural feature.

- 8.7.1.6. Development proposals which would result in the expansion of the community beyond the settlement area boundaries as set out above will need to be approached in terms of a Community Plan review for the entire settlement area.

Other Land Use Designations

The various land use designations shown on Schedule “A-9”, Minesing Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to those sections to determine permitted uses, policies and for the existence of additional policies specific to the Minesing settlement area.

8.8. Orr Lake

8.8.1. General Development Policies

- 8.8.1.1. This section should be read in conjunction with Schedule “A-10”, Orr Lake Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply. In addition to the following.
- 8.8.1.2. The existing limits of the currently developed Orr Lake settlement area should be adhered to and any additional expansion should be discouraged.
- 8.8.1.3. It is acknowledged that the primarily seasonal and recreational character of the community should be maintained.
- 8.8.1.4. It is recognized that continued development in the Orr Lake settlement area may have a significant impact on the environmentally sensitive features and functions of the area and the waterbody itself which has been identified as a provincially significant Class 1 Wetland. As such this area is viewed as having a minimum settlement potential. Future development during the planning period is envisioned to consist of the conversion of seasonal dwellings to permanent residential use, development of existing vacant lots and the approval of a limited amount of residential infill type development.
- 8.8.1.5. Many of the dwellings were designed for seasonal occupancy and as a result may be serviced by septic systems and water supply that are not designed in accordance with current standards. Conversion to permanent occupancy generally results in increased usage of and demands upon these services. Consequently conversions will only be permitted where:

- a) Written confirmation is obtained from the appropriate agencies that the septic system servicing the dwelling conforms to the current standards and that the water supply is adequate.
- b) The dwelling is or can be provided with year round road maintenance, school bus service, fire protection and garbage collection.
- c) The requirements of the Building Code Act and municipal zoning by-law are met. **[Mod. # 26 - Jan.28/98]**

- 8.8.1.6. The development of tourist and commercial uses related primarily to activities associated with the Orr Lake waterbody shall be limited in size and scope to primarily service only local needs and typically should take the form of an accessory use to another permitted use such as a campground. Marinas or other service centres for boat or aircraft use shall not be permitted. This policy is primarily intended to restrict the increase of motorized boat and aircraft traffic on the lake having regard for the environmental sensitivity of the waterbody and surrounding area.
- 8.8.1.7. It is the intention of this Plan that the area should not become a tourist or recreation attraction to the general public. It is, therefore, not necessary to provide parking facilities, picnic areas, or any other facility that would encourage use by non-residents of the area unless there appears to be a need for such facilities to adequately serve the Orr Lake residents.
- 8.8.1.8. Having reviewed the development potential of surrounding vacant lands it is concluded that due to current agricultural use, poor drainage characteristics and wetlands, aggregate deposits, waste management sites, potential archaeological sites and other considerations, no additional lands of any significance are envisioned for development beyond those areas currently developed and designated as Lakeside, Estate Residential and Tourist and Recreational Commercial on Schedule "A-I0".
- 8.8.1.9. Most of the low lying areas around Orr Lake which serve as water recharge areas have been developed. Every precaution shall be taken to preserve the remaining wetlands to the west of Orr Lake. Only by ensuring a constant supply of fresh water, will Orr Lake, and hence the Wye River, remain relatively uncontaminated.
- 8.8.1.10. Future development in the area should occur on the basis of private wells and sewage disposal systems. Any proposal for new development incorporating the concept of a communal water and sanitary servicing scenario should generally not be accepted by the Township.

- 8.8.1.11. In the event of an application leading to a residential Plan of Subdivision or other large scale commercial or industrial development, supplementary studies along with other matters deemed necessary by the Municipality, should include a Lake Capacity Assessment, Master Drainage Plan, Comprehensive Functional Servicing Report, Archaeological Potential Review, Aggregate Assessment, Hydrogeological Investigation and Transportation Study.
- 8.8.1.12. It is acknowledged that there is, north of the area a significant aggregate resource potential which must be taken into account when considering proposed changes in land use. In particular, the environmental impact of new aggregate extractive operations on headwater areas and areas of groundwater recharge and discharge should be addressed when considering any expansion of this land use.
- 8.8.1.13. The Orr Lake area contains a shore cliff of former Lake Algonquin, a physiographic feature which has a proven high potential for the location of archaeological sites. Known archaeological sites exist within the area and it is anticipated that other sites may be present. Therefore it is a policy of this Plan that prior to the approval of land use changes that may have the potential for significant impact on the archaeological resources for the area that an investigation of the archaeological heritage of the area be required.
- 8.8.2. **Lakeside**
- 8.8.2.1. **Definition**
- a) The use of land designated “Lakeside” on Schedule “A-10” shall be for permanent and seasonal dwellings on lots which may or may not have lake frontage,
- 8.8.3. **Policies**
- 8.8.3.1. The implementing Zoning By-law may permit both seasonal and permanent residential uses in areas designated “Lakeside”.
- 8.8.3.2. All septic tanks shall conform to the standards of the Ministry of Environment & Energy or the appropriate government agency having jurisdiction. New development shall utilize septic tanks although the use of other methods of sewage disposal may be considered.
- 8.8.3.3. Minimum lot size for new residential development shall comply with the requirements and design guidelines of the Ministry of Environment & Energy or the appropriate government agency having jurisdiction. Only one dwelling unit per lot may be permitted.

8.8.4. **Other Land Use Designations**

8.8.4.1. The various land use designations shown on Schedule “A-10”, Orr Lake Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to these sections to determine permitted uses, policies and for the existence of the additional policies specific to the Orr Lake settlement area.

8.8.5. **Exceptions**

8.8.5.1. Within the area designated Natural Heritage, Category 1, in Lot 66, Concession 1, W. P.R. (former Flos) and **east [Mod. # 27 - Jan.28/98]** of South Orr Lake Road (County Road 19) it is acknowledged that sufficient area exists for the placement of one single detached residential unit. Notwithstanding any policies of this Plan to the contrary a rezoning to an appropriate zone may be permitted which will set out and delineate the building site. As a result of the potential-natural constraints to development and the need for any development to be sensitive to the surrounding area, a site environmental impact assessment to at least the level of an issue/summary review, as set out in Section 16 of this Plan, will be required prior to rezoning. Furthermore, Site Plan Control shall be implemented to further set out the rezoning limits and form within this area.

8.8.5.2. **Part of Lot 68, Concession 1, E.P.R. (former Medonte) [OPA #1 – 14 August 1998]**

Notwithstanding the policies of Section 18, Rural Policies, or any other policies of this Official Plan to the contrary, a maximum of five new residential lots and one retained residential lot containing the existing dwelling on Part of Lot 68, Concession 1, E.P.R., former Township of Medonte, shall be permitted along MacDonald Road and no further residential lots will be developed on the lands from which the new residential lots are created,

8.9. **Phelpston**

8.9.1. **General Development Policies**

8.9.1.1. This section should be read in conjunction with Schedule “A-11”, Phelpston Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply in addition to the following.

- 8.9.1.2. The Phelpston Settlement Area is generally recognized as having a low settlement potential. Future development of the community during the planning period should primarily consist of subdivision development within the settlement area limits as anticipated by this section and the approval of a limited amount of residential infill type development.
- 8.9.1.3. It is deemed appropriate that future development take place in a phased approach. Development should take place first, south of Flos Road Four West and may occur in both the east and west quadrants of the settlement area. Once the development of these areas is substantially complete, consideration may be given to the development of those areas north of Flos Road Four West. Such development shall take place by way of Official Plan Amendment in those areas not currently designated for residential use.
- 8.9.1.4. Future development in the Phelpston Settlement Area should occur on the basis of private wells and sewage disposal systems. Given the limited nature of anticipated development in the Phelpston area it may not be economically feasible to provide municipal/communal water supply and distribution and/or sewage systems unless it is deemed by the Township to be in the best interest of the community.
- 8.9.1.5. In consideration of future development in the community, a servicing scenario which will address the question of quantity and quality of available potable water will, among other matters, be completed in a form which is acceptable to the Township, the Ministry of Environment and Energy and/or the appropriate government agency having jurisdiction.
- 8.9.1.6. Future development in the Phelpston Settlement Area could impact, due to its relative close proximity, the environmentally sensitive features and the environmental functions of the Phelpston Swamp Wetland Complex and Marl Creek and its tributaries. Any proposed development in this area will be required to provide an appropriate review and assessment of these features so as to minimize any negative impact resulting from future development.
- 8.9.1.7. Supplementary studies to subdivision development applications, among other matters deemed necessary by the Municipality, may include a detailed delineation of the southerly boundary of the Phelpston Swamp Wetland Complex and/or an Environmental Impact Study of areas situated adjacent to environmentally sensitive lands if deemed necessary by the Township and/on those government agencies having jurisdiction, a stormwater management plan, functional servicing report, aggregate potential assessment, archaeological review, hydrogeological investigation and transportation study.

8.9.1.8. There is considerable concern regarding areas of poor drainage in the Phelpston area. Developers of new residential subdivisions shall install adequate drainage facilities where necessary, to the satisfaction of the Township Engineer. In addition, the developer shall ensure that no other areas are adversely effected by the proposed development.

8.9.2. **Other Land Use Designations**

8.9.2.1. The various land use designations shown on Schedule "A-11", Phelpston Land Use and Road Plan, shall be governed by the applicable sections found elsewhere in this Plan including the Transportation and Implementation Sections. Reference should be made to these sections to determine permitted uses, policies and for the existence of additional policies specific to the Phelpston community area.

8.10. Snow Valley [OPA #13 approved by OMB Order 0131 Jan. 27 2003]

8.10.1. **Introduction**

8.10.1.1. The Snow Valley Community was recognized in the Growth Management Strategy as a community having possibility for medium growth. The amount of new development and possible areas of expansion were determined by the overriding objective of protecting the Minesing Swamp from environmental degradation. Secondly, future development shall be within the context of a Secondary Plan which will have regard for the policy goals of this section. This section should be read in conjunction with Schedule "A-12", Snow Valley Land Use and Road Plan. The policies of Section 3, General Development Policies, shall apply in addition to the following.

8.10.1.2. The text of Part 11 - The Official Plan Amendment and maps entitled Schedules "A-12" - Land Use & Road Plan, and "A-12A" -Phasing Plan constitute the Secondary Plan component for Snow Valley as required under Section 8.10.1.1.

8.10.2. **Goals**

8.10.2.1. Create a compact community with well-defined urban boundaries.

8.10.2.2. Where environmentally and financially feasible, provide centralized water and sewer services.

8.10.2.3. Introduce a community planning context by encouraging a wider variety of functions and facilities.

- 8.10.2.4. Preserve the Minesing Swamp and maintain the quality and quantity of water of Willow and Black Creeks.
- 8.10.2.5. Maintain a size and scale of community which comfortably integrates the existing community with additional development.
- 8.10.2.6. Maintain the unique attributes of Snow Valley while allowing new development to be integrated to form a vibrant larger community.
- 8.10.2.7. Consideration shall be given for the need to implement archaeological assessments of proposed development areas.
- 8.10.2.8. Preserve the distinctive natural attributes of the Snow Valley Settlement Area, its valleylands, environmentally significant areas, and ensure the maintenance, protection, enhancement and/or restoration of natural heritage features and their ecological functions within the area.
- 8.10.2.9. Encourage a linked and integrated system of walkways and paths, having regard for the natural attributes of the area, and throughout the open spaces and elsewhere in the Snow Valley Settlement Area provide for a cohesive community.
- 8.10.2.10. Ensure that land use planning within the Snow Valley Settlement Area contributes to the protection, maintenance, enhancement and/or restoration of water and related resources and aquatic ecosystems on an integrated watershed management basis.
- 8.10.2.11. Create policies to encourage the orderly and efficient development of the Snow Valley Settlement Area over the next 20 years and define monitoring and phasing for such development in order to provide for a strong and economically viable community with no environmental degradation.
- 8.10.2.12. Ensure that land use planning promotes water conservation and supports the efficient use of water resources on a watershed and subwatershed basis. Water quality and quantity will be maintained and enhanced, where possible, through well-planned sustainable and environmentally responsible development, and the environmental monitoring program.
- 8.10.2.13. Comply with the objectives of the agricultural policies of the Official Plan. Conditions pertaining to the approval of future development including new residential development will establish minimum setbacks from drop lands, buffering of crop fields, fencing and signage requirements and notice to residents within 150 metres of ongoing farm operations.

Specifically, adequate land use compatibility will be ensured between ongoing farm operations and Development Areas 10 and 11 of Phase 1a, Subwatershed A and Development Area 13 of Phase 2b, Subwatershed B.

8.10.2.14. The goals shall be implemented by the following objectives:

- a) The physical form of the new community should be based upon a comprehensive analysis of the existing built form, servicing opportunities and locational attributes so as to result in a logical and balanced physical form.
- b) The nature and function of the community will expand beyond strictly residential housing development to a community offering limited commercial and public use facilities.
- c) The size and scale of the future Snow Valley Community should be appropriate in terms of new development which is generally reflective of the existing form and lifestyle of the area.
- d) Development will occur by expansion and upgrading of the existing communal water system and sewage servicing which will not pose any environmental threat to the Minesing Swamp, **Willow Creek and groundwater. [Mod. # 28 - Jan.28/98]**
- e) Further development in the community of Snow Valley shall only occur when and where it can be shown that no adverse environmental impacts will effect the Minesing Swamp and its immediate environs, **Willow Creek and the groundwater. [Mod. #28 - Jan.28/98] In this regard it is expected that studies will be undertaken which will address environmental, ecological and biological/ecological matters. [Mod. # 31 - Jan.28/98]**
- f) **A review shall be conducted concerning aggregate activities and potential within the area which may result in appropriate policies dealing with these matters. [Mod. #32 - Jan.28/98]**

8.10.3. **General Development Policies**

8.10.3.1. The residential community of Snow Valley is unique in Springwater Township. Its geographic location in a narrow corridor between the Snow Valley bluffs and the Internationally as well as Provincially significant Minesing Swamp, places the community in a very sensitive environmental area. The existing transportation systems cutting through this corridor, the C.P.R. mainline and the Snow Valley Road (County Road 43), tend to further bisect and fragment the Community. The lack of

north-south connecting links is another factor which tends to orient the community in an east-west linear fashion.

- 8.10.3.2. There shall be no development within 120 metres of the Minesing Swamp. The boundary or exterior limit of development Areas 1, 2, 3, 4, 6 and 8 on the north side of Snow Valley Road as outlined on Schedule A-12 shall not be within 120 metres of Minesing Swamp and shall not extend below 205 metres, Geodetic Survey of Canada Datum (G.S.C.D.).

Development proposed above 205 metres G.S.C.D. and a minimum distance of 120 metres from the Minesing Swamp, and north of Snow Valley Road will not require an Environmental Impact Study and/or a Hydrogeological Impact Study to establish developability of these lands. The requirement for an EIS and an HIS is not warranted in this instance due to the significant buffer area created by protecting those lands below 205 metres. The buffer area adjacent to Minesing Swamp ranges from 120 metres to 430 metres in width.

- 8.10.3.3. All development, including sewage disposal systems, shall be set back a minimum of 30 metres from all watercourses. The setback distance shall be measured from the top-of-bank of slopes (<33%) or high water mark, whichever is greater. The setback distance for watercourses in association with slopes that are greater than 33% shall be determined on-site subject to Section 8.10.3.7 of the Official Plan. The Township shall consult the Nottawasaga Valley Conservation Authority and the Simcoe County District Health Unit to ensure the satisfactory implementation of this policy.

- 8.10.3.4. Development and site alteration will be directed away from significant hydrogeological areas in order to maintain their ecological function. Development and site alteration proposed in and within 30 metres of a significant hydrogeological area shall be supported by a Hydrogeological Impact Study (HIS). The HIS shall be prepared by a qualified hydrogeologist to the satisfaction of the Township, in consultation with the Ministry of the Environment and the Nottawasaga Valley Conservation Authority. The HIS shall demonstrate that the proposed development will not negatively impact the significant hydrogeological area and its hydrologic function.

- 8.10.3.5. For the purposes of the Official Plan, the criteria normally applied to cold water fisheries will be applied to all watercourses within the Snow Valley Settlement Area. Development and site alteration, including sewage disposal systems, will not be permitted in and within 30 metres of fish habitat. The 30 metre development setback area shall remain in its natural state in order to maintain adequate buffering capacity. Buffer areas that are degraded may be restored as a condition of development

through the planting of indigenous tree and/or shrub species. In these cases, a Restoration Plan will be prepared to the satisfaction of the Township in consultation with Nottawasaga Valley Conservation Authority as a condition of draft plan approval. A minimum 30 metre setback has been identified for all watercourses and has been designated Natural Heritage (Environmental Protection) Category 1 on Schedule "A-12".

- 8.10.3.6. Development and site alteration may be permitted in and within 50 metres of a significant forest area subject to the preparation of an Environmental Impact Assessment (EIA). The EIA shall be prepared by a qualified professional to the satisfaction of the Township in consultation with the Ministry of Natural Resources. The EIA shall demonstrate that the proposed development will not negatively impact the significant forest area and its ecological function.

Environmental Impact Assessments will be required pertaining to development and site alteration of Areas 12, 13, 14, and 15 in accordance with Section 16.2.4 of the Official Plan. Areas 13, 14 and 15 will require a Full Site EIA.

The Full Site EIA for Area 14 will specifically address issues of slope stability, impacts of the removal of vegetation on slopes and remedial work necessary to ensure safety and security for area residents. Areas not suitable for development within Area 14 shall be placed in single blocks and zoned separately in the implementing zoning by-law.

The Environmental Impact Assessment will not be required for infrastructure proposals such as water and sewage works required within the context of the Official Plan, and proposed in or within 50 metres of a significant forest area, and the road network as outlined on Schedule "A-12" to the Official Plan.

Development and site alteration shall be prohibited on slopes which may be subject to active erosion or historic slope failure.

- 8.10.3.7. Development adjacent to slopes greater than 33% or 3:1 shall be sufficiently set back from a top of bank. The development setback distance shall be determined on-site through detailed design in consultation with the Township of Springwater and the Nottawasaga Valley Conservation Authority. The following criteria shall be considered when establishing the setback distance:

- a) Soil type and groundwater patterns;
- b) Vegetation type and cover;
- c) Severity of slope; and

- d) Nature of development.

8.10.3.8. **Trails/Pathways and Corridors**

- a) Trails/pathways and corridors within and around the Snow Valley Settlement Area promote active living and healthy lifestyles, allow access to open spaces for community residents living in settlement areas, encourage outdoor learning, preserve and protect natural features and provide safe recreational corridors. Future walking trails/pathways are to be left in a natural state,
- b) A variety of recreational activities may be permitted on the walking trail/pathways and corridors throughout the area. These activities could include walking/hiking, cycling, cross country skiing, nature studies and education, jogging, and horseback riding. Specific uses shall be determined and established as a condition of development approval.
- c) Future walking trails/pathways are to form part of a continuous natural trail system for the use of all residents of the Snow Valley settlement area. Any development or maintenance costs associated with the walking trail(s)/pathway(s) will be the responsibility of the developer(s) and/or landowner(s).
- d) It is anticipated that walking trail(s)/pathway(s) shall provide passive recreational pursuits for residents in the area. The lands required for walking trail(s)/pathway(s) shall be defined through the development approval process. The exact location of the walking trail(s)/pathway(s) shall be established on plans of subdivision and/or condominium plans.
- e) The Ganaraska Trail currently runs throughout the Snow Valley Settlement Area. Every effort should be made to have regard for and maintain the Ganaraska Trail where possible. If it is anticipated that future development may encroach on the Ganaraska Trail, consultation with the Ganaraska Trail Association is recommended to discuss alternate locations for the continuation of the trail.

8.10.4. **Environmental Monitoring – Snow Valley**

8.10.4.1. **Purpose and Definition**

It is the objective of this Official Plan to ensure that a healthy ecosystem is maintained while development proceeds.

In order to achieve this objective an environmental monitoring program (EMP) will be instituted. The general purpose of the environmental monitoring program is to detect any negative changes in environmental conditions due to residential development so that measures can be taken to prevent impairment.

For the purposes of the Official Plan, monitoring, involving periodic or continuous testing, shall be defined as the collection of data and evaluation of environmental parameters or processes for the purpose of:

- determining the efficiency of environmental protection measures;
- reporting on the adequacy of development impact prediction methods and mitigation measures;
- developing capability for future growth and development; and
- improving on management and planning and related programs to better protect the natural environment.

Monitoring stations and criteria have been established prior to development occurring for the entire Snow Valley settlement area as identified on Schedule "A-12A" Phasing Plan.

The EMP will be designed and undertaken by a combination of regulatory agencies, the NVCA, qualified biologists and/or ecologists and hydrogeologists, the Township of Springwater, and, in consultation with the developer.

a) Stream Health

The purpose of stream monitoring is to:

- detect any biologically meaningful stream health impairments associated with development
- ensure that the integrity of aquatic communities within the settlement area area maintained.

The EMP uses a two tiered approach to monitoring indicators of stream health. Tier 1 assessments are based on biological measures of stream health. Tier 2 protocols are investigational approaches (may include chemical and habitat surveys) that are employed when necessary to establish the cause of impairment.

b) Groundwater

The purpose of groundwater monitoring is to detect any change in groundwater quality and quantity clearly identified to be caused by residential development arising from the utilization of groundwater-

discharging sewage treatment systems within the settlement area, so as to identify the need for measures to prevent impairment.

8.10.4.2. **Policies**

- a) The EMP is required to assess whether the natural environment is experiencing adverse changes which may be attributable to residential development. If adverse change is identified through Tier 1 stream monitoring and/or groundwater monitoring, follow-up monitoring, for example tracing, water chemistry and habitat surveys, may be required to establish the cause(s) of the adverse condition(s).
- b) Stream monitoring will be conducted twice annually at six (6) monitoring stations corresponding to the six (6) development phases in the two subwatersheds identified in Schedule 'A-12A' Phasing Plan. The location of the six (6) monitoring stations may vary as needed.
- c) Two (2) subwatersheds have been identified and shown on Schedule 'A-12A' Phasing Plan. Subwatershed A is comprised of Phase 1a and 2a. Subwatershed B is comprised of Phases 1b, 2b, 3b, and 4b.
- d) Monitoring using a subwatershed approach shall involve monitoring each phase in each subwatershed for two (2) years after 80% completion and occupancy of residential dwellings have taken place.
- e) Monitoring of groundwater quality down gradient of the leaching fields/trenches locations is to be undertaken on a semi-annual basis for a period of two years once the leaching fields/trenches are fully operational. Parameters to be monitored shall include nitrates, phosphorous, chlorides, total coli, and E coli. Monitoring of each phase is to continue for two (2) years after 80% completion and occupancy of residential dwellings have taken place.
- f) Monitoring stations and development agreements must be established prior to development. Development is defined herein as site grading, site alteration and construction.
- g) Sequential development phases may proceed in the two (2) identified subwatersheds as long as the integrity of stream communities and the quality and quantity of groundwater are maintained through the development process. In this manner the

proposed six (6) phases of development within the Snow Valley Secondary Planning Area will represent responsible planning for upstream reaches of the Black Creek tributaries that outlet to the downstream internationally recognized Minesing Swamp Wetland feature.

- h) If Tier 1 stream monitoring or groundwater monitoring determines that impairment attributable to a residential development phase has occurred, no subsequent development can proceed, in either of the two subwatersheds, until the impairment has been corrected.
- i) An Erosion and Sediment Control performance inspection shall be conducted monthly, and after every significant snowmelt/storm event to confirm that the sediment and erosion control measures are functioning appropriately and that any required maintenance or improvements to those measures is being carried out as required.
 - i. A significant storm event shall be defined as: a storm producing 15 millimetres (mm) or more of rain over a 24 hour period,
 - ii. A significant snowmelt shall be defined as: when 5 centimetres (cm) of snow or less is on the ground and daily temperatures reach 5 degrees Celsius or above for two or more consecutive days,
 - iii. An inspection report including photographs is to be provided to the Township of Springwater and the Nottawasaga Valley Conservation Authority on a monthly basis to demonstrate that the erosion and sediment control measures are functioning as appropriate. This monthly inspection report should contain the inspection results (including photographs) from any significant snowmelt/significant storm events as necessary.

Notwithstanding the above condition, the erosion and sediment control performance inspections for the Black Creek subdivision located in Phase 4b shall be initiated by the developer on the date these policies are in effect.
- j) A final sediment and erosion control report will be prepared by a qualified professional to the satisfaction of the Township of Springwater and the NVCA at 80% completion of the development and occupancy.

- k) Mitigation measures (if any) will depend upon the nature and source of the adverse condition or impairment but could include:
- the construction and implementation of Low Impact Development measures as per Township Standards;
 - the modification of the Stormwater Management (SWM) Pond to reduce the release rate for frequent storm events as per Township Standards;
 - the planting of additional vegetation around the SWM Pond, if required;
 - the enhancement and restoration of impacted stream banks and valley slopes. This may include the removal of sediment from affected stream reaches or valley corridors, if directly impacted by residential development;
 - the establishment of increased development setbacks from watercourses;
 - the revegetation of riparian areas adjacent to watercourses;
 - the reforestation of upland recharge areas;
 - the establishment of increased development setbacks from discharge zones;
 - the termination of development activity until the quality and quantity of the stream community are acceptable to the Township of Springwater;
 - the redesign of components of the sewage treatment technology and operations, and;
 - the redesign of development.

8.10.4.3. **Implementation**

For the purposes of the Official Plan the following Implementation Provisions shall apply:

1. Council will enact a zoning by-law under Section 34 of the Planning Act consistent with the policies of the Official Plan. With the exception of those lands generally shown as Phase 1a for Subwatershed A and Phase 1b for Subwatershed B on Schedule 'A-12' to the Official Plan, the by-law will also use the "holding provision" symbolized by the letter "H", as provided for under Section 36 of the Act.
2. Subwatershed A

Council shall not remove the "holding zone provision" from Phase 2a unless satisfied that the development of Phase 1a has not decreased the existing stream health as monitored using accepted biological measures of stream health or negatively impacted

groundwater quality and quantity. Following restoration, if required, holding provisions will be removed by the Township of Springwater, in consultation with EMP stakeholders including the Nottawasaga Valley Conservation Authority.

Council will only remove the "holding zone" for Phase 2a following satisfactory monitoring results for Phase 1a. Further, the "holding provision" shall not be removed from Phase 2a until 80% of the construction of dwellings has been completed and occupied in Phase 1a,

3. Subwatershed B

Council shall not remove the "holding zone provision" from future development lands as follows:

1. Upon final approval of a Plan of Subdivision by the Approval Authority for the specific development; and
2. Upon receipt of a Letter of Credit to be posted by the Owner(s) with the Township of Springwater at the time of execution of the Subdivision Agreement.

Conditions Related to the Letter of Credit:

- i. The Letter of Credit will represent a security which the Municipality may draw upon should there be any impairment to groundwater or stream health during the construction of the subdivision, or after completion of the subdivision/final phase of development, If any negative impacts are reported, the Owner(s) will be required to remediate the nature and source of the adverse condition or impairment. If the Owner(s) fail to undertake the necessary measures, the Municipality may draw upon the Letter of Credit to remediate any impairments to the groundwater or surface water within the subwatershed. A subsequent monitoring report(s) may be required to assess the implementation of the groundwater or surface water remediation measures.
- ii. The NVCA will continue to undertake biomonitoring following 80% occupancy of the development. After two (2) years of biomonitoring has occurred, the NVCA will issue the biomonitoring report to the Township of Springwater and the Owner. If no negative impacts have been determined, then a Final Report will be issued.

- iii. A final sediment and erosion report shall be prepared by a qualified professional to the satisfaction of the Township of Springwater and the NVCA at 80% completion of the development and occupancy. This report shall be provided to the Municipality and the NVCA for review and comment.
 - iv. The Owner(s) shall provide a groundwater report prepared by a qualified hydrogeologist on an annual basis to the Municipality and the NVCA for a period of up to two (2) years after the development has obtained 80% occupancy.
 - v. The Letter of Credit will be released by the Municipality, in consultation with the NVCA, based upon the completion of the biomonitoring report, final sediment and erosion control report, and groundwater report demonstrating that no negative impacts to stream health have occurred as a result of the residential development.
 - vi. The Letter of Credit amount will be determined through supporting information that is submitted as part of each subdivision application so that the Letter of Credit reflects the development and the lands to which development is being proposed. In the event that negative impacts are detected and confirmed to be a result of residential development in Snow Valley, actual costs for remediation would need to be calculated based on the scope of work as outlined in Section 8.10.4.2.k), which would be the responsibility of the developer.
 - vii. Notwithstanding items i to vi, existing plan(s) of subdivision located within Phase 4b will not be required to extend monitoring beyond the initial 2 year period currently underway.
- 3. Subsequent Phases of development within Phase 4b will be released subject to necessary agreements within the 2 year monitoring period; and
 - 4. Notwithstanding Section 8.10.4.3 c) 1, and 8.10.4.3 c) 2, an agreement for the Black Creek development located in phase 4b) shall be entered into to reflect the required security to be posted for remediation.

Notwithstanding Section 8.10.4.3(c), final approval for the removal of the “holding provision” on Phase 4b shall occur prior to Phase 3b and shall not be dependent upon satisfactory monitoring results

and 80% of the dwellings being completed and occupied in Phase 3b. OPA 42 May 9, 2012.

The approximate location and geographic boundary of the six (6) phases for development as identified within the two (2) subwatersheds in the Snow Valley Settlement Area are outlined in Schedule 'A-12A' to this document.

The reports to be prepared as part of the Environmental Monitoring Program will be made available at the Township of Springwater upon request by any interested groups and individuals.

It is understood in the Official Plan that the preferred phasing for development has been outlined on Schedule 'A-12A' Phasing Plan. If after the completion of Phase 1a, another phasing scenario is sought, it is the responsibility of the landowner/developer to proceed in accordance with Section 8.10.6 Phasing Policies. **(OPA 49 – August 31, 2017.dd**

8.10.5. **Land Use Policies**

8.10.5.1. **Tourist and Recreational Open Space Policies**

a) **Tourist and Recreational Open Space 1 Policies**

Tourist and Recreational Open Space 1 relates to the existing ski Resort.

Permitted uses include ski runs and similar uses, cross country ski trails, walking and hiking trails, mountain biking trails, forest management, wildlife habitat, parks, and the placement of necessary and ancillary structures and appurtenances as needed for the operation of the ski resort.

Uses permitted in the Tourist and Recreational Commercial designation (tourist accommodations (motel, campground, tourist cabins or a lodge), places of entertainment, conference centres, arenas, private parks, amusement parks, and eating establishments) will not be permitted

- i. Use of lands designated Tourist and Recreational Open Space 1 that are in proximity to Residential uses shall be designed so as to minimize any potential negative impacts on the Residential uses.

- ii. Lands designated as Tourist and Recreational Open Space 1 shall be kept free of buildings except for structures of a recreational nature or buildings complimentary and accessory to the operation of the ski resort. The scale, bulk and design of all buildings and structures in the Tourist and Recreational Open Space areas shall be encouraged to be compatible and in harmony with adjacent uses and the aesthetic quality of the natural landscape and environment.
- iii. When planning approvals are required for any future development or redevelopment servicing requirements shall be considered.

b) Tourist and Recreational Open Space 2 Policies

Tourist and Recreational Open Space 2 relates to the existing Ski Resort.

Permitted uses include cross country ski trails, walking and hiking trails, mountain biking trails, forest management, and wildlife habitat.

Uses permitted in the Tourist and Recreational Commercial designation (tourist accommodations (motel, campground, tourist cabins or a lodge), places of entertainment, conference centres, arenas, private parks, amusement parks, and eating establishments) will not be permitted.

- i. Use of lands designated Tourist and Recreational Open Space 2 that are in proximity to Residential uses shall be designed so as to minimize any potential negative impacts on the Residential uses.
- ii. Lands designated as Tourist and Recreational Open Space 2 shall be kept free of buildings and/or ancillary structures.

c) Tourist and Recreational Open Space 3 Policies

Tourist and Recreational Open Space 3 relates to the existing approved Golf Course.

Permitted uses include golf fairways, golf driving range, chipping and putting greens, walking and hiking trails, forest management, wildlife habitat, parks, and the placement of necessary ancillary structures and appurtenances as needed for the operation of the golf course.

Uses permitted in the Tourist and Recreational Commercial designation (tourist accommodations (motel, campground, tourist cabins or a lodge), places of entertainment, conference centres, arenas, private parks, amusement parks, and eating establishments) will not be permitted.

- i. Use of lands designated Tourist and Recreational Open Space 3 that are in proximity to Residential uses shall be designed so as to minimize any potential negative impacts on the Residential uses.
- ii. Lands designated as Tourist and Recreational Open Space 3 shall be kept free of buildings except for structures of a recreational nature or buildings complimentary and accessory to the operation of the golf course. The scale, bulk and design of all buildings and structures in the Tourist and Recreational Open Space areas shall be encouraged to be compatible and in harmony with adjacent uses and the aesthetic quality of the natural landscape and environment.
- iii. When planning approvals are required for any future development or redevelopment servicing requirements shall be considered.

8.10.6. **Phasing Policies**

8.10.6.1. Development permitted by the Official Plan shall only proceed when the water supply and distribution facilities, storm drainage facilities and communal sewage disposal system(s) required by the Official Plan are available in sufficient capacity to serve the proposed development and when the environmental monitoring policies of Section 8.10.4 have been satisfactorily addressed.

8.10.6.2. Six (6) Phases of future development within the Snow Valley Settlement Area have been identified on Schedule `A-12A”:

Subwatershed A

1. Phase 1a
2. Phase 2a

Subwatershed B

3. Phase 1b
4. Phase 2b

- 5. Phase 3b
- 6. Phase 4b

Initially, development shall commence in Phase 1a of Subwatershed A. Thereafter, development may proceed in Phase 1b of Subwatershed B. Subsequent phases shall proceed in accordance with Section 8.10.4 Environmental Monitoring and other policies herein.

In addition, prior to any development proceeding within any phase, approval of a plan of subdivision and/or plan of condominium for the entire geographic area of the phase will be required. Rezoning will be based on the plan of subdivision and/or plan of condominium,

Notwithstanding the requirement of Section 8.10.6.2, the lands subject to this amendment shall be permitted to proceed by the consent process through the committee of adjustment independent of the entire geographic area of Phase 2b.[OPA No.32].

- 8.10.6.3. The preferred phasing of development has been delineated on Schedule 'A-12' Phasing Plan. Following the completion of Phase one in either or both of Subwatersheds A and B, should a change in the sequencing of the subsequent phases be requested, it is the responsibility of the landowner/developer to demonstrate to the Council of the Township of Springwater that the proposed revised phasing plan can be appropriately serviced and will provide for orderly growth. No amendment to the Official Plan will be required to modify the sequence of phases within Subwatersheds A and B. However, any proposed changes to the size and/or configuration of the residential area within each phase and/or any proposed revisions to maximum total number of units permitted within any development area or phase will require an amendment to the Official Plan.

Notwithstanding Section 8.10.6.3, the proposed revisions to the residential area and the addition of 7 residential lots and a park site to Phase 1A in Subwatershed A are permitted. **[OPA No. 25].**

Notwithstanding Section 8.10.6.3, the revisions to the residential area identified in Official Plan Amendment No. 25 to accommodate the addition of eight residential lots to Phase 1A in Subwatershed A are permitted. **[OPA No. 26].**

Notwithstanding Section 8.10.6.3, the revision to the size and configuration of residential areas 12 and 13 to permit the creation of ten (10) residential lots are permitted. **[OPA No. 32].**

Notwithstanding Section 8.10.6.3 the proposed revision to the residential area and the addition of 40 residential lots to Phase 4b in Subwatershed B are permitted. **OPA 42 May 9, 2012.**

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 17 residential lots in Subwatershed A are permitted. **OPA 45 – June 30, 2016**

Notwithstanding Section 8.10.6.3, the proposed revision to develop the subject t lands as two (2) separate development areas and the addition of 31 residential lots to Phase 2B in Subwatershed B are permitted. **OPA 49 – August 31, 2017.**

8.10.6.4. Phase 1a of Subwatershed A includes the community park site and the school but the timing of development of these lands depends on the requirements of the municipality and the School Board(s).

8.10.6.5. It is anticipated that the Servicing Strategy required for each development area, prior to approval of a plan of subdivision or plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.

8.10.6.6. Required improvements to Township and County roads shall be undertaken in accordance with Section 26.9.2.

8.10.7. **Municipal Water Supply and Distribution**

- i. A new Municipal well supply, to be located within the existing Snow Valley Estates Subdivision, shall be constructed by the developer(s) and linked to the existing Municipal water system. The existing Municipal Water supply system will be expanded and extended to accommodate all future growth in the Snow Valley Settlement area.
- ii. A new water storage tank shall be constructed in conjunction with Subwatershed A Phase 1a of the Snow Valley Settlement area to enhance and facilitate existing and future water pressure and fire flows for the Snow Valley Settlement area.
- iii. Expansion of the Municipal Water system shall be in accordance with the current Ministry of the Environment Regulations including Drinking Water Protection Regulations 459/00, and Ontario Regulation 903 under the Ontario Water Resources Act, or their successor(s). The well should be grouted to ensure that direct infiltration of surface water does not occur. A hydrogeological assessment shall be completed in support of a Permit to Take

Water and Certificate of Approval. The application should include an assessment of the well yield, potential for interference and the protection of the water supply from surface and other sources of contamination.

- iv. Prior to the approval of a plan of subdivision or condominium plan, the developer(s) shall undertake the studies necessary to determine the most feasible method of supplying future development areas with water distribution facilities and may establish priorities as to which area(s) are to be serviced initially. Consideration shall be given to the phases identified on Schedule 'A-12A' as well as the following:
 - a) The proximity to existing water lines;
 - b) The planning and development objectives of the Settlement Area; and
 - c) The location of pressure district boundaries.

8.11. Rural Residential Settlement Areas

8.11.1. In addition to the foregoing and as a result of the review of settlement areas through the Growth Management Strategy, over 20 minor settlement areas were identified and referred to as Rural Settlement Areas. These areas typically consisted of minor concentrations of houses either in a cross roads or linear format and were identified by historical formal place names or referred to in regard to the local road that the development has occurred along. As a result of the above noted review the potential or desirability of significant growth in any of these areas was generally deemed to be unlikely. The purpose of including these areas in a specific designation was to recognize the existence of these settlement and associated uses, provide policy direction concerning the future development of these areas and through the designation process, identify and set out the boundary limits of each area. In regard to these areas identified and designated on Schedule "A" as Rural Residential the following policies shall apply.

8.11.2. Definition:

8.11.2.1. The definitions of Section 9.3, Rural Residential, shall apply to those areas so designated.

8.11.3. Policies

8.11.3.1. The policies of Section 9.3, Rural Residential, shall apply to those areas so designated.

8.11.3.2. The settlement area of Fergusonvale, in the southeast quadrant, being the north half of Lot 5, Concession 3, contains vacant, undeveloped land which is currently designated Rural. The future development of this area may proceed by way of an Official Plan Amendment and registered Plan of Subdivision as may be permitted and regulated by the various policies of this Plan. The rationale for this acknowledgement of future development potential is based on adjacent past development activity and the appropriate extension and road pattern connection which will properly complete development in this area. In this regard this policy represents a recognition of an appropriate infilling situation and a logical extension of previous development.

That the creation of additional lots by Consent shall not be permitted on lands redesignated and subject to a Plan of Subdivision under the provisions of this subsection.

(OPA 30 – Approved by OMB on October 14, 2008)

(OPA 47 - Deletes the following wording at the end of Subsection 8.11.3.2 for Lots 1, 20 and 19 of Registered Plan 51M-995 on November 2, 2016:

That the creation of additional lots by Consent shall not be permitted on lands redesignated and subject to a Plan of Subdivision under the provisions of this subsection.)