

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER



OFFICIAL PLAN

TEXT OFFICE CONSOLIDATION
December 2018

Springwater Official Plan

Office Consolidation

This edition of the Township of Springwater Official Plan includes the following:

1. The Official Plan adopted by Springwater Township Council under By-law No. 97-097 on the 6th day of October, 1997 as modified and approved by the Ministry of Municipal Affairs & Housing under Notice of Decision dated January 28, 1998.
2. The Official Plan as approved and modified took force and effect on the 19th day of February, 1998 save and except subsections 5.1.5 (Residential Growth Management) and 10.2.1 (Adult Lifestyle Communities) deferred by MMAH and the sections appealed to the Ontario Municipal Board as per paragraphs 3 through 8 below.
3. With respect to the appeal by Mills Plan on behalf of Mayer, the appeal to the OMB was withdrawn on the 7th day of April, 1998. Sections 17 (Agricultural Policies), Section 18 (Rural Policies), Section 28 (Consent Policies) and the land use designation of W. 1/2 Lot 9, Concession 8, former Vespra on Schedule "A-3" took force and effect on that date, save and except Section 28.4.5 appealed by French.
4. With respect to the appeal by French, the appeal to the OMB of Section 28.4.5 was withdrawn on September 18, 1998 and this section took effect on that date.
5. With respect to the appeal by Chase, the land use designation on Part of Lot 5, Concession 1, former Flos on Schedule "A-2" and Section 11.3.4.2 was approved under OMB Order No. 2575 issued on the 14th day of October, 1998. The appeal of Sections 3.31, 4.3.2, 11.3.2.1, 12.3.10 and 24.3 was withdrawn on 22nd day of October, 1998 and these sections took effect on that date.
6. With respect to the appeal by Wallin, the land use designation on Part of Lot 65, Concession I WPR, former Flos on Schedule "A-10" was approved under OMB Order No. 2575 issued on the 14th day of October, 1998 and this land use designation took effect on that date.
7. With respect to the appeal by Wismer of Sections 3.29 and 24.4.1 as well as the land use designation on those lands located south of Sunnidale Road in Lot 19, Concessions 6 & 7, the OMB denied the appeal in its decision under OMB Order No. 2575 issued on the 14th day of October, 1998 and these sections and land use designations took effect on that date. The Board Order did however approve the appeal of Section 26.4.1 and approved a modification to Section 26.4.1 by adding Ferndale Drive.
8. With respect to the appeal by the Township of Springwater of the Ministry modifications, Sections 8.6.1.5, 8.6.8.1, 8.6.10.5 c), 8.10.9.1, 9.4.2.2, 12.3.6, 13.2,

13.7,3, 16.2.1, 17.3.4.1, 23.2.6, 23.2.7, 23.2.8, 29.1.2 and 29.18 were approved by the Ontario Municipal Board under OMB Order No. 2575 issued on the 14th day of October, 1998 and these sections as further modified and mutually agreed by the Township and MMAH took effect on that date.

9. Official Plan Amendment No. 1 (Hedbern Residential Lots - McDonald Road, Orr Lake) adopted by Council under By-law No. 98-047 on the 19th day of May, 1998 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated July 16, 1998. OPA No. 1 took force and effect on the 14th day of August, 1998. OPA No. 1 redesignated those lands located in Part of Lot 68, Concession 1 E.P.R., former Medonte on Schedule "A-10" from Rural to Special Policy Area 8.8.5.2. and added Subsection 8.8.5.2.
10. Official Plan Amendment No. 2 (Sabiston Residential Subdivision, Midhurst) adopted under By-law No. 99-042 on the 6th day of April, 1999 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated May 14, 1999. OPA No.2 took force and effect on the 8th day of June, 1999. OPA No. 2 redesignated the lands located in Part of Lot 10, Concession 4, former Vespra from Rural and Restricted Rural to Urban Residential and Estate Residential. OPA No. 4 also added Section 8.6.11.2 to the Official Plan.
11. Official Plan Amendment No. 3 (Housekeeping OPA - Road Name Changes and other matters) adopted under By-law No. 99-066 on the 7th day of June, 1999 and approved by the Ministry of Municipal Affairs and Housing under Notice of Decision dated September 2, 1999. OPA No. 3 took force and effect on the 29th day of September, 1999.
12. Official Plan Amendment No. 4 (Gallo Residential Subdivision - Queen St. W., Elmvale) adopted under By-law No. 99-093 on the 26th day of July, 1999 and approved by the County of Simcoe under Notice of Decision dated February 3, 2000. OPA No. 4 took force and effect on the 29th day of February, 2000. OPA No. 4 redesignated the lands located in Part of the North Half of Lot 7, Concession 8, former Flos from Rural to Urban Residential.
13. Official Plan Amendment No. 5 (missed in error).
14. Official Plan Amendment No. 6 (Johns Technical OPA – Mapping Correction) adopted under By-law No. 2000-016 dated the 7th day of February, 2000 and approved by the County of Simcoe under Notice of Decision dated March 2, 2000. OPA No. 6 took force and effect on the 30th day of March, 2000. OPA No. 5 redesignated the lot located at 5 Finlay Mill Road, Midhurst, (Property Roll No. 4341 010 003 15902 0000) within Concession 4, Part Lot 13, in the Township of Springwater, former Township of Vespra from the "Urban Residential" designation to the "Mixed Use" designation to correct a mapping error.

15. With respect to the deferral of Sections 5.15 and 10.2.1, these sections as amended were approved by the County of Simcoe under Notice of Decision dated April 6, 2000. Sections 5.1.5 and 10.2.1 took force and effect on the 2nd day of May, 2000.
16. Official Plan Amendment No. 7 (Baywood I Gateway Golf Course Expansion - County Road 92) adopted under By-law No. 2000-110 on the 28th day of August, 2000 and approved by the County of Simcoe under Notice of Decision dated January 16th, 2001 took force and effect on the 7th day of February, 2001. OPA No. 7 redesignated lands located in Part of Lot 21, Concession 8 in the Township of Springwater, former Township of Flos (Property Roll No. 4341 030 007 07100 0000), from the "Agricultural" designation to the "Rural" designation subject to Section 18.6.2, Exceptions.
17. Official Plan Amendment No. 8 (Spring Lakes Adult Lifestyle Community) adopted under By-law No. 2000-111 on the 6th day of November, 2000 and approved by the County of Simcoe under Notice of Decision dated September 6th, 2001, took force and effect on the 9th of October, 2001. OPA No. 8 redesignated lands approximately 2 kilometres southwest of the intersection of Highway No. 400 and Horseshoe Valley Road (County Road 22) being situated immediately west of the Old Second South and south of Fox Farm Road to create, in effect a new area of settlement, which will be improved with recreational, commercial and community uses and activities suitable to service a maximum of 800 residential units consisting of low and medium density types.
18. Official Plan Amendment No. 9 (Elmvale IGA Expansion) adopted under By-law No. 2001-076 on the 11th day of June, 2001 and approved by the County of Simcoe under Notice of Decision dated July 12, 2001, took force and effect on the 9th day of August, 2001 . OPA No. 9 redesignated lands at Lot 24, Plan 397 and known municipally as 12 Peter Street, Elmvale from the Urban Residential to the General Commercial designation in the Township of Springwater Official Plan to accommodate the increased parking required by the proposed expansion of the existing grocery store use on the lands to the east (Elmvale IGA).
19. Official Plan Amendment No. 10 (Minesing Meadows Subdivision) adopted under By-law 2001 -094 on the 8th day of August, 2001 and approved by the County of Simcoe under Notice of Decision dated January 16, 2002, took force and effect on April 8th,2002. OPA No. 10 redesignated lands in the West Part Lot 6 & Lot 7, Concession 9, former Township of Vespra and, now in the Township of Springwater and Part 1, RP 51 R-23082 and known municipally as 2309 Ronald Road, Minesing from the Rural designation to the Urban Residential, Open Space and Natural Heritage designations in the Township of Springwater Official Plan to permit the development of a 26-lot residential subdivision with 2 blocks for future development.

- 20.** Official Plan Amendment No. 11 (Chalmers) adopted under By-law 2002-009 on the 7th day of January, 2002 and approved by the County of Simcoe under Notice of Decision dated June 18, 2002, took force and effect on July 9th, 2002. OPA No. 11 redesignated lands in the Southeast Quarter of Lot 8, Concession 9, former Township of Vespra and now in the Township of Springwater, being Part 1, RP 51R-1 2295 and known municipally as 1972 Vespra Valley Road from the Agricultural to the Rural designation to permit a consent application for an infilling lot to come forward subject to a Zoning By-law Amendment to recognize the substandard lot size of the parcel.
- 21.** Official Plan Amendment No. 12 (Keown & Corbett Pit) adopted under By-law No. 2002-094 on July 8th, 2002 and approved by the County of Simcoe under Notice of Decision dated October 15th, 2002, took force and effect on November 5th, 2002. OPA No. 12 redesignated lands in Part East Half Lot 21, Concession 13, (formerly Township of Vespra), now in the Township of Springwater and being Property Roll No. 43 41 010 008 080 00 0000 from the Agricultural designation to the High Aggregate Potential designation to facilitate and permit the expansion of an existing licenced pit operation of the owner, currently located to the immediate west of the subject lands.
- 22.** Official Plan Amendment No. 13 (Snow Valley Secondary Plan) adopted under Order No. 0131 of the Ontario Municipal Board on January 16th, 2003, redesignated lands within the following general boundaries:

South: Seadon Sideroad east of County Road 28 (George Johnston Road) and south on Concession line 9 to Lot 17 and 18, Concession 8 (George Parkway), and easterly to Concession 7 (Wilson Road); East: Concession Line 7 (Wilson Road).

North: Line between Lots 10 and 11; and West: County Road 28 (George Johnston Road) to establish a Secondary Plan for the Snow Valley Plan Area within the Township.
- 23.** Official Plan Amendment No. 14 (Miller Lumber Mini Storage) adopted under Bylaw No. 2002-132 on December 2nd, 2002 and approved by the County of Simcoe under Notice of Decision dated March 20, 2003, took force and effect on April 9, 2003. OPA No. 14 redesignated lands in Part of Lots 24 and 25, Concession 8 (formerly Township of Vespra) now in the Township of Springwater and being Part of Part 1 and 4 of Plan 51 R-891 5 and part of Property Roll No. 4341 010 006 08801 0000 from the Highway Commercial designation to the Highway Commercial Special Exception designation to facilitate the staged establishment of a self storage facility on the subject lands with access from Miller Drive.
- 24.** Official Plan Amendment No. 15 (Mertz Subdivision) adopted under By-law No. 2003-041 on April 22nd, 2003 and approved by the County of Simcoe under Notice of Decision dated October 15, 2003, took force and effect on November 11, 2003.

OPA No. 15 redesignated lands in Part of Lots 56 and 57, Concession 1 (formerly Township of Medonte) now in the Township of Springwater, Property Roll No. 4341 020 081 068 01 from the Rural to Urban Residential designation to facilitate approval of a residential subdivision.

- 25.** Official Plan Amendment No. 16 (Shamrock Meadows Subdivision Phase II) adopted under By-law No. 2005-046 on May 2nd, 2005 and approved by the County of Simcoe under Notice of Decision dated June 15, 2005 took force and effect on July 12, 2005. OPA No. 16 redesignated lands within Part of the North Half of Lot 9, Concession 3, former Township of Flos, now in the Township of Springwater and known municipally as 1465 Flos Road Four West, Assessment Roll No. 43 41 030 003 085 00 0000 from the Rural to the Urban Residential designation to facilitate approval of a residential subdivision.
- 26.** Official Plan Amendment No. 17 (GP Masonry) adopted under By-law No. 2005-066 on June 6th, 2005 and approved by the County of Simcoe under Notice of Decision dated August 25, 2005, took force and effect on August 10, 2005, OPA No. 17 redesignated lands in Part of the West Half of Lot 12, Concession 4, being Parts 3 & 5, RP 51R-24592 (former Township of Vespra), Township of Springwater, known municipally as 1311 Bayfield St. N., Property Roll No. 4341 010 003 07910 from Institutional to the Highway Commercial designation to facilitate the sale of property from the Municipality to GP Masonry for their continued growth and expansion.
- 27.** Official Plan No. 18 (Spring Lakes Adult Lifestyle Community Revisions) adopted under By-law No. 2005-071 on June 20th, 2005 and approved by the County of Simcoe under Notice of Decision dated November 18th, 2005, took force and effect on December 9th, 2005. OPA No. 18 amends the policies contained in OPA 8 (Section 10.3 of the Official Plan) and its associated schedules for lands in within All of Lot 37 and the West Half of Lot 38, Concession 2 (W.P.R.) (being Part 1, Plan 51R-32568) subject to an easement over Part 1 Plan 51R-32568, Part of the East Half of Lot 1 and All of the East Half of Lot 2, Concession 3 (being Part 2, Plan 51R-25155) subject to an easement over Part 2 Plan 51R-31943, and Part of the Original Road Allowance between Concessions 2 and 3 (W.P.R.) (being Parts 1,2 and 3, Plan 51R-31005), all in the Geographic Township of Vespra, in the Township of Springwater, in the County of Simcoe and known as Property Roll No. 4341 010 002 00100 0000; 43 41 010 001 26700 0000, 43 41 010 001 26800 0000 and 43 41 010 001 26900 0000.

The changes contained in this OPA provide for specific changes consistent with the revisions to the proposed site development together with other minor changes to correct inconsistencies and oversights in the previous OPA.

- 28.** Official Plan No. 19 (Minesing Firehall) adopted under By-law No. 2005-131 on November 21st, 2005 and approved by the County of Simcoe under Notice of Decision dated January 11, 2006, took force and effect on February 9, 2006. OPA

19 redesignates the former Station 3 on lands within Part of West Half Lot 6, Concession 9 (former Township of Vespra), known municipally as 1663 George Johnston Road, Property Roll No. 4341 010 005 075 00 0000 from Institutional to General Commercial to facilitate the conversion of the existing firehall to an office use with ancillary retail sales. This conversion is being done in conjunction with the sale of property by the Municipality to the prospective occupant.

- 29.** Official Plan No. 20 (Heritage Village, Elmvale (Sajed)) adopted under By-law No. 2006-018 on February 23rd, 2006 and approved by the County of Simcoe under Notice of Decision dated April 11, 2008, took force and effect on May 2, 2008. OPA 20 redesignates lands described as Part of Lots 6 and 7, Concession 9, in the geographic Township of Flos, former Village of Elmvale, now in the Township of Springwater and known municipally as 138 Queen Street West and 10 Copeland Street, Property Roll No. 4341 040 001 578 00 0000 and 4341 040 001 556 01 000 from “Industrial” to “Urban Residential” and “General Commercial” and to apply “Special Policy” provisions under the “Industrial” designation on the balance of the subject lands to facilitate redevelopment of former rail lands

The proposed development consists of a multiple-unit residential project geared towards retirees on the easterly portion of the site, general commercial uses to the front of the site, abutting Queen Street, and allowing for light industrial uses and certain commercial uses such as offices, personal and professional services, wholesalers, restaurants, repair shops, indoor recreational facilities, and space extensive commercial uses, including automotive sales, dry land marinas, building supply outlets and the existing mini storage use.

- 30.** Official Plan Amendment No. 21 (Midhurst Firehall) adopted under By-law No. 2006-019 on February 23rd, 2006 and approved by the County of Simcoe under Notice of Decision dated April 12, 2006, took force and effect on May 3, 2006. OPA 21 redesignates lands described as West Part of Lot 13, Concession 4, former Township of Vespra, now in the Township of Springwater, and being Part 2 on RP 51R-33781, known municipally as 14 Finlay Mill Road, Roll No. 4341 010 003 171 00 0000, from the Institutional designation to the General Commercial designation, the effect of which will be to permit the development of a specific commercial use.
- 31.** Official Plan Amendment No. 22 – no OPA assigned
- 32.** Official Plan Amendment No. 23 (Gallo Phase II) adopted under By-law No. 2006-050 on June 5th, 2006 and approved by the County of Simcoe under Notice of Decision dated June 8, 2007, took force and effect on June 7, 2007. OPA 23 redesignates approximately 6.94 hectares (17.1 acres) of land located on the north half of Lot 7, Concession 8 formerly in the Township of Flos, now in the Township of Springwater to facilitate the development of the second phase of a residential Plan of Subdivision.

33. Official Plan Amendment No. 24 (Elmvale North) adopted under By-law No. 2006-051 on June 5th, 2006 was repealed by By-law 2006-061 at the applicant's request. OPA 24 was originally intended to redesignate the land use designation on part of the North Half of Lot 7, Concession 8, Township of Springwater from the "General Commercial" and "Open Space" designations to the "Urban Residential" designation".
34. Official Plan Amendment No. 25 (Snow Valley Highlands Phase IV) given first and second reading under By-law No. 2006-052 on June 5th, 2006 and third reading on 2nd day of October, 2006 and approved by the County of Simcoe under Notice of Decision dated November 15, 2006, took force and effect on December 14, 2006. OPA No. 25 redesignates lands within the Snow Valley Settlement Area along Seadon Road and known as Blocks 34 and 36, Registered Plan 51M-825, Part of Lot 15, Concession 9 from Institutional to Urban Residential and Open Space to permit additional residential lots and a public park site.
35. Official Plan Amendment No. 26 (Community Lands) adopted under By-law No. 2006-053 on June 5th, 2006 and approved by the County of Simcoe under Notice of Decision dated November 15, 2006, took force and effect on December 14, 2006. OPA 26 redesignates approximately 39,238 square metres (422,371 square feet) of land on the north side of Seadon Road from "Institutional" to "Urban Residential" and "Tourist/Recreational Open Space 2" and revises Schedule A-12A Phasing Plan, and Sections 8.10.4.3, 8.10.6.3 and, Section 9.2.7.4 of Official Plan Amendment No. 13. This Amendment is related to Official Plan Amendment No. 25 and the purpose of the two Amendments is to transfer the location of the parksite for the Snow Valley settlement Area to a more appropriate location and allows for the replacement of blocks of land intended for institutional uses, specifically an elementary school and a church, with residential dwellings.
36. Official Plan Amendment No. 27 (Dargan) (Kay-Ci Farms & Products Ltd.) approved by the Ontario Municipal Board under Decision/Order No. 3014 issued October 26, 2006, redesignates approximately 8.06 ha (19.9 acres) of land in Part Lot 1, Concession 2 (Flos), 1577 Flos Rd. Three E, Roll No. 4341 030 001 084 00 0000 from the Rural and Constraints & Hazard Lands designations to the Estate Residential and Natural Heritage (Environmental Protection Category 1 designations and revises Schedule 'A-2' to the Official Plan.

This Amendment facilitates the development of an eleven-lot estate residential development with the remaining lands preserved in their natural state,

37. Official Plan Amendment No. 28 (Centre Vespra / Yorkwood) approved under By-law No. 2006-101 on the 6th day of November, 2006 and approved by the County of Simcoe under Notice of Decision dated June 14, 2007 with final date of appeal of July 4, 2007.

The purpose of this Amendment is as follows:

- a) To establish policies for the development of lands in Centre Vespra including land use, transportation, parks and open space, a commercial area, the staging of development and the provision of municipal services.
- b) To establish policies that will ensure the efficient and desirable integration of new developments with existing land uses in the community of Centre Vespra.
- c) To provide background information relevant to the establishment of these Official Plan policies.
- d) To redesignate 66 hectares (163 acres) of vacant lands in the community of Centre Vespra, former Township of Vespra, now Township of Springwater, as shown on Schedule A to this Amendment from “Rural” to Urban Residential”, “Urban Residential – Special Policy Area”, “General Commercial”, and “Open Space” to permit the development of plans of subdivision. The location of these lands is depicted on Schedule A to this Amendment.
- e) To identify “Open Space Linkage Areas” and the approximate routing of the “Nine Mile Portage Trail”.

- 38.** Official Plan Amendment No. 29 (Fergusonvale Estates Subdivision) adopted under By-law No. 2007-020 on May 7th, 2007 and approved by the Ontario Municipal Board by Order issued October 21, 2008. Official Plan Amendment No. 29 redesignated approximately 15.94 ha (39.39 acres) of land located in Part Lot 5, Concession 3 less Parts 1, 2 and 5 on RP 51R-23662, former Township of Flos, now in the Township of Springwater, known municipally as 13858 County Road 27, Roll No. 4341 030 001 107 00 0000 from the Rural and Rural Residential designations to the Rural Residential, Institutional and General Commercial designations, the effect of which will be to permit the development of a low density residential subdivision.
- 39.** Official Plan Amendment No. 30 (Maple Ridge Estates Subdivision) adopted under By-law No. 2007-021 on May 7th, 2007 and approved by the Ontario Municipal Board by Order issued October 21, 2008. Official Plan Amendment No. 30 redesignated approximately 23.83 ha (58.88 acres) of land located in Lots 4 and 5, Concession 3, former Township of Flos, now in the Township of Springwater, known municipally as 1071 Flos Road Four East, Roll No. 4341 030 001 105 00 0000 from the Rural designation to the Rural Residential and Open Space designations, the effect of which will be to permit the development of a low density residential subdivision.
- 40.** Official Plan Amendment No. 31 (Estates of Anten Mills Subdivision) adopted under By-law No. 2007-054 on May 22nd, 2007 and approved by the Ontario Municipal Board in an Order issued May 6, 2011. Official Plan Amendment No. 31 facilitates an application for a 111 lot Plan of Subdivision. OPA 31 redesignated lands in Part of Lot 4, Concession 7 (Vespra), known municipally as 1426 and 1442 Wilson Drive, Roll Numbers 434101000223900 and 434101000223902 from the Rural and

Constraint Hazard Lands to Urban Residential and from Rural and Constraint Hazard Lands to Environmental Protection Category 1. "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.

41. Official Plan Amendment No. 32 (Seadon Road Extension Lots) adopted under By-law No. 2007-056 on June 4th, 2007 and approved by the County of Simcoe on August 15th, 2007. Official Plan Amendment No. 32 amends the Snow Valley Secondary Plan Phasing Plan to permit the creation of ten (10) residential lots located within Subwatershed B to be serviced with existing services located within Phase 1A of Subwatershed A.
42. Official Plan Amendment No. 33 (Consent Policies) adopted under By-law No. 2008-023 and approved by the County of Simcoe on ____ OPA No. 33 amends the Consent Policies. Map Schedules and Agricultural Uses.
43. Official Plan Amendment No. 34 (Atlas Block) adopted under By-law No. 2008-060 on June 2, 2008, and approved by the County of Simcoe on September 17th, 2008. OPA No. 34 redesignates Part of Lots 51 and 52, Concession 1, being Part 1 on RP 51R-35846 (Flos) from the 'Rural' designation to the 'Business Park' designation to permit industrial uses on the subject lands.
44. Official Plan Amendment No. 35 (Gabor Medical Office) adopted under By-law No. 2008-085 and approved by the County of Simcoe on March 11, 2009. OPA No. 35 redesignates lands in Part of Lot 16, Concession 5 (Vespra), being Block 51 on Plan 51M-884 from the 'Urban Residential' designation to the 'Mixed Use' designation, the effect of which is to permit a medical clinic, professional offices and other uses.
45. Official Plan Amendment No. 36 (Baywood Golf Expansion) adopted under By-law No. 2008-95 and approved by the County of Simcoe on November 12, 2008, redesignates certain lands situated within Part of Lot 21, Concession 8, former Township of Flos, now in the Township of Springwater, in a site-specific Rural land use designation in order to permit an expansion associated with the existing Baywood Golf and Country Club facility.
46. Official Plan Amendment No. 37 (Hillsdale Secondary Plan) adopted under By-law No. 2008-102 on October 20th, 2008 and appealed and approved by the Local Planning Appeal Tribunal on 16th day of July, 2019. OPA No. 37 provides specific land use policies with respect to residential, commercial, business park, open space, institutional and natural heritage (environmental protection) uses which are in addition to the general policies contained in the current Township Official Plan and to revise Schedule A-7, the Land Use Plan.

47. Official Plan Amendment No. 38 (Midhurst Secondary Plan) adopted under By-law No. 2008-106 on November 3rd, 2008 and approved by the County of Simcoe with modifications on October 12, 2011. OPA No. 38 provides specific land use policies with respect to residential, commercial, business park, open space, institutional and natural heritage (environmental protection) uses which are in addition to the general policies contained in the current Township Official Plan and to revise Schedule A-8, the Land Use Plan.

OPA 38 was appealed to the OMB by the MOAH and others, however 300 hectares of land have been approved for development through the withdrawal of the appeal on those 300 ha by the MOAH. The remainder of the lands shown on Schedule A-8 A – Land Use for the Midhurst Settlement Area Secondary Plan remain under appeal with conditions.

48. Official Plan Amendment No. 39 (Dyer, Greidanus et al) approved by the Ontario Municipal Board on November 4th, 2009. OPA No. 39 clarifies the consent policies that apply to surplus farm dwelling severances.
49. Official Plan Amendment No. 40 (Midhurst Natural Health Clinic) adopted under By-law 2010-045 on August 9, 2010 and approved by the County of Simcoe on February 8, 2011, took force and effect on March 4, 2011. OPA 40 amends Schedule “A-8” to redesignate approximately 0.27 ha (0.66 acres) of the subject property from the Agricultural designation to the Rural designation to permit a professional office, day spa and clinic on the property. The remainder of the site is to remain in the Agricultural designation.
50. Official Plan Amendment 41 with respect to Heritage Policies applied for by East Georgian Bay Historical Society and Huronia Museum was approved by the Ontario Municipal Board under a Decision issued September 23, 2009.
51. Official Plan Amendment 42 (Black Creek Estates of Snow Valley Subdivision) adopted under By-law 2012-025 and approved by the County of Simcoe on May 9, 2012 to amend Schedule 'A 1-2' - Land Use Road Plan and Schedule 'A-12N-Phasing Plan, Section 48.130.c), Section 68.130., and Section 79.24. of the Township of Springwater Official Plan Amendment 13 to permit an increase in residential units and to redesignate approximately 0.60 hectares from 'Environmental Protection' to 'Open Space’.
52. Official Plan Amendment 43 (Roberts/Oggie Investments – 120 Yonge Street North) adopted under By-law 2014-015 and approved by the County of Simcoe on April 8, 2014 to amend Schedule A-1 – Land Use Plan from the Agricultural and Constraint & Hazard Lands to the Rural designation. Section 18.6.3 is also amended by adding a permitted use for an outside storage area,
53. Official Plan Amendment 44 (Tanager Woods – 3089 George Johnston Road), adopted by By-law 2015-032 and approved by the County of Simcoe on September

22, 2015 to amend Schedule A-3 – Land Use Plan by outlining the area and referencing same as “See Policy 17.6.1.2” to permit the existing building on the property for a temporary farm labour residence in addition to the permitted uses identified in Section 17.3.3 of the Official Plan.

54. Official Plan Amendment 45 (Snow Valley Phase 5) – Part West Half Lots 14 & 15, Concession 8, former Vespra and adopted by By-law 2016-013 on March 2, 2016 and approved by the County of Simcoe on May 9, 2016 to amend Schedule A-12 to redesignate lands to permit a 17 lot residential subdivision.
55. Official Plan Amendment 46 (Woods) – 15 Yonge Street North in Elmvale and adopted by By-law 2016-022 on April 20, 2016 and approved by the County of Simcoe on June 28, 2016 to amend Schedule A of the Township Official Plan to Urban Residential to permit a low rise apartment building with a total of 6 units.
56. Official Plan Amendment 47 (Maple Ridge Estates) – Marni Lane in Fergusonvale and adopted by By-law 2016-031 on June 15, 2016 and approved by the County of Simcoe on November 2, 2016 to amend Section 8.11.3.2 of the Township Official Plan to permit the creation of additional lots.
57. Official Plan Amendment 48 (Green Meadows Estate) – Ritchie Crescent, Settlement Area of Elmvale and adopted by By-law 2016-053 on October 18, 2016 and approved by the County of Simcoe on January 10, 2017 to amend Section 9.6.3 and 9.6.3.1 of the Township Official Plan to add site specific policies to permit up to 60% of the total number of lots within a new plan of subdivision to have a minimum area of 400 square metres and minimum lot frontage of 12 metres and to allow the number of residential units to increase from 74 units to 103 units.
58. Official Plan Amendment 49 (Cameron Estates Subdivision) – Snow Valley Settlement Area and adopted by By-law 2017-055 on July 5, 2017 and approved by the County of Simcoe on August 31, 2017 to amend Sections 8.10.4 to allow for an increase in the unit count permitted from 82 units to 113 units and to revise the environmental monitoring policies within Development Area 12 of the Snow Valley Secondary Plan and to permit timely development of the lands.
59. Official Plan Amendment 50 (2006384 Ontario Inc. (Gallo) adopted by By-law 2017-067 on the 20th day of September, 2017 and approved by the County of Simcoe on the 20th day of December, 2017 to amend Schedule A-6 of the Springwater Official Plan from the ‘Highway Commercial’ designation to the ‘Urban Residential’ designation for the West portion of the Elmvale Settlement Area on the South Side of Queen Street West and West of Lent Street, legally known as Part of the North Half of Lot 7, Concession 8, Springwater and known municipally as 169 Queen Street West to facilitate a multi-residential condominium development.

60. Official Plan Amendment 51 (PGC Investments) adopted by By-law 2017-062 on the 2nd day of August, 2017 and approved by the County of Simcoe on the 6th day of December, 2017 to amend Schedule A-2 of the Springwater Official Plan from the 'Aggregate Extractive' to 'Industrial' for lands known as Part West Half Lot 2, Concession 5, former Township of Vespra and known municipally as 1193 Nursery Road to permit an 8 lot industrial plan of subdivision with controlled open storage.
61. Official Plan Amendment 52 – 1315076 Ontario Inc. – Pending
62. Official Plan Amendment 53 (Mitchell) adopted by By-law 2018-071 on the 3rd day of October, 2018 and approved by the County of Simcoe on the 14th day of February, 2019 to amend the text to Subsection 5.2 of the Administration/Government Designation of the Midhurst Secondary Plan to permit a severance on the property described as Part Lot 11, Concession 5, former Township of Vespra and known municipally as 1316 Highway 26.
63. Official Plan Amendment 54 (Radosavljevic-Sheldrake) adopted by By-law 2018-086 on the 12th day of December, 2018 and approved by the County of Simcoe on the 6th day of March, 2019 to amend Schedule A-8 – Midhurst Secondary Plan in the Township of Springwater Official Plan to re-designate the lands described as Part Lot 14, Concession 5 and known municipally as 1060 Bayfield Street from "Environmental Protection Area II" to "Commercial/Mixed Use".
64. Official Plan Amendment 55 (Flach) adopted by By-law 2019-050 on the 5th Day of June 2019 and approved by the County of Simcoe on August 13, 2019 to amend Section 8.11, Rural Residential Settlement Areas, of the Township Official Plan to add site specific policies to permit the creation of 2 additional lots by Consent on Lots 8 and 9 on M-Plan 51M-995.
65. Official Plan Amendment 56 (Vespra Valley Estates Phase 3) adopted by By-law 2019-065 on the 11th Day of September 2019 and approved by the County of Simcoe on the 15th day of November, 2019 to amend Schedule A-12 – Land Use and Road Plan, Schedule A – 12A– Phasing Plan, and Schedule A-12B - Land–Use Plan and sections; 8.10.6.2, 8.10.6.3 and 9.2.7.4 in the Township of Springwater Official Plan to add site specific policies to permit additional residential units in existing subdivisions in developments areas 1,2, and 6 along Snow Valley Road in the Snow Valley Secondary Plan Area. Lands legally described as Part Lot 13 Concession 9 and Part of Block 64, Registered Plan 51M-965; Block 47 on registered Plan 51M-913, and Part 7 on Registered Plan 51M-1019.
66. Official Plan Amendment 57 (1315076 Ontario Inc.) adopted by By-law 2019-071 on the 18th Day of September 2019 and approved by the County of Simcoe on November 12, 2019 to amend Schedule A-2 of the Township of Springwater Official Plan from 'Rural' to 'Estate Residential' and provide site specific policy for lands legally known as Part of Block 61 of Plan 51M-837, Part 1 Plan 51R-36850,

to permit limited residential development not resulting in more than two residential lots by way of consent.

67. Official Plan Amendment 58 (Pre-consultation Process) adopted by By-law 2019-084 on the 6th Day of November 2019 and approved by the County of Simcoe on the 14th Day of January 2020 to amend Section 29, *Implementation of the Township Official Plan* to include the requirement to pre-consult prior to submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, a Site Plan Control application and/or an application for Subdivision/Condominium approval. The person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the municipality. Pre-consultation may also be required prior to the submission of an application for consent at the discretion of Township staff.

68. Official Plan Amendment 59 (Elmvale Developments Inc.) adopted by By-law 2020-039 on the 3rd Day of June 2020 and approved by the County of Simcoe on the 14th Day of August 2020 to permit the development of sixty-five (65) residential townhouse dwelling units fronting onto private condominium roads, as well as general commercial uses by amending Schedule A-6 Land Use & Road Plan, amending Section 9.2.4.5 and exempting the subject lands from Section 9.2.6.2 and Section 16.2.1.4.1d) ii) of the Township of Springwater Official Plan, in order to alter a portion of the land use designations of the lands legally described as Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8, former Village of Elmvale and former Township of Flos, and now in the Township of Springwater.

69. Official Plan Amendment 60 (Rounds Ranch) adopted by By-law 2020-043 on the 17th Day of June 2020 and approved by the County of Simcoe on the 8th Day of September 2020 to re-designate the lands described as Part of Lots 12 & 13, Concession 9, former Township of Flos, now in the Township of Springwater and known municipally as 1922 County Road 92 from Agricultural to Agricultural – Site Specific Policy to permit on farm diversified uses including agri-tourism uses.

For the most up-to-date status of the Official Plan, please contact the Township Office at (705) 728-4784 ext. 2019

Springwater Official Plan

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Springwater Official Plan

Section 1 – Introduction

- 1.1.** The Official Plan of the Township of Springwater is the result of the creation of the new Municipality on January 1, 1994, under the auspices of the County of Simcoe Act, S.O. 1993. The new Township inherited five Official Plans which differed from one another. Also the new larger geographic and political entity needed to plan its own future.

- 1.2.** Changes to Provincial land use policy and the Planning Act also required a new look at land use planning in the Township.

Springwater Official Plan

Section 2 – Purpose/Basis

2.1. Purpose of the Plan

- 2.1.1. The Official Plan shall manage and direct physical change and its effects on the social, economic and natural environment in the Township of Springwater for the next twenty years to 2016.

2.2. Goals

- 2.2.1. To ensure the maintenance, protection and enhancement of natural heritage features.
- 2.2.2. To preserve and protect prime agricultural areas.
- 2.2.3. To encourage business investment and to foster a positive investment climate in the Township.
- 2.2.4. To ensure that all land use planning decisions have regard for the conservation of significant built heritage features, cultural heritage landscapes and archaeological resources.
- 2.2.5. To create efficient, cost effective development and land use patterns.
- 2.2.6. To promote the development of strong and economically viable urban communities.
- 2.2.7. To preserve and protect the high quality of life in Springwater Township for the long term future.
- 2.2.8. To direct new growth to existing urban settlement areas to encourage and provide every opportunity to create a vibrant community planning context in our villages and small urban places.
- 2.2.9. To ensure that all new development shall avoid creating adverse circumstances with existing and future development.

2.3. Basis of the Plan

- 2.3.1. The Plan has been prepared based on the findings of a number of studies carried out by the Municipality. In August, 1995, the Planning Committee did a comparative review of the land use policies affecting the various areas of the Township of Springwater. The creation of the new Municipality included the amalgamation of all or parts of five former municipalities being the Townships

of Flos, Vespra and Medonte, the Village of Elmvale and the Town of Wasaga Beach.

- 2.3.2. Secondly, a Background Report was prepared which inventoried the physical environment, community profile, government and services, municipal financial data and reviewed development trends.
- 2.3.3. Finally a Growth Management Strategy was prepared, accepted and released in July, 1996. This document analyzed past, present and future residential development trends within the Municipality; examined the growth potential of urban settlement areas; proposed development strategies and approaches across the Municipality.
- 2.3.4. This Plan is to provide the policy framework to accommodate an anticipated increase in population of approximately 8,300 persons by the year 2016. This number is a guide, not a target or goal but is based on an assessment of past growth records using various assumptions found in the Township Growth Management Strategy.
- 2.3.5. It is intended that the Township will have three primary functions:
 - 2.3.5.1. That of a rural municipality focusing on protection of its natural resource base and natural heritage systems as follows:
 - a) lands of good agricultural potential;
 - b) Provincially and locally significant wetlands and significant regional and local groundwater aquifer areas;
 - c) Significant woodlands;
 - d) Valley lands;
 - e) Fish and wildlife habitat and endangered and threatened species
 - f) ANSI's
 - g) Aggregate Resources
 - h) *Surface and groundwater resources* [Mod. #1 – 28 Jan. 98]
 - i) *Streams, rivers and lakes* [Mod. #1 – 28 Jan. 98]
 - 2.3.5.2. That of a Township that directs urban development to the existing urban settlement areas as identified in the Growth Management Strategy and the Settlement Area Policies in Section 8 of this Plan.
 - 2.3.5.3. That of a Township supporting economic activity that takes advantage of the Township's attributes. Development resulting in an increase in economic activity which creates new commercial and industrial assessment, employment opportunities for the Township shall be encouraged, provided such development does not have an adverse impact on the natural environment, natural resources or rural character of the community.

- 2.3.6. The Official Plan is based on the assumption that urban growth and settlement patterns in the Municipality should be environmentally sound, efficient and economically viable.
- 2.3.7. It is also the intent of the Plan to reduce the amount and relative percentage share of the projected future residential growth of the Township locating outside of the urban settlement areas and to generally implement the Springwater Growth Management Strategy which identified a number of opportunities to accommodate growth and development in existing settlement areas.

Springwater Official Plan

Section 3 – General Development Policies

- 3.1. It shall be a policy of this Plan to encourage orderly development in the appropriate areas of the Township as established by this Plan. No public work will be undertaken which does not comply with the provisions of this Plan, nor shall public works be undertaken to facilitate development which does not comply with this Plan, except as may be provided for under The Planning Act. All opportunities to use, expand or upgrade existing infrastructure and public facilities to accommodate growth will be evaluated and, where practicable, utilized before developing new infrastructure and public facilities.
- 3.2. Prior to the consideration of any development proposal, Council may undertake or direct to be undertaken, planning studies to ensure that the objectives of this Plan are met. Such studies may include the ecological, social and economic impact on residents of the Township, **natural resource impacts including stormwater management, [Mod. # 2 - Jan. 28/98]** delineation of internal road patterns, distribution of housing types, location of schools including capacity of schools and ability to accommodate additional pupils, parks, and other community uses, shopping facilities, pedestrian walkways, buffer strips, noise implications, consideration of urban and landscape design concepts; and effect on the municipal tax base.
- 3.3. Throughout the Planning Area, the adequacy of individual or piped water supply and sewage disposal facilities shall be subject to approval of the appropriate agency having jurisdiction.
- 3.4. The Township shall control and guide development so as to support and encourage the preservation and use of agricultural land **and to this end the Township shall apply the Provincial Minimum Distance Separation Formula to any development that proceeds in designations where agriculture is a permitted use. [Mod. # 3 - Jan 28/98]**
- 3.5. The Township, public authorities and private individuals will be encouraged to develop open space areas as parks and recreational areas. Environmentally *significant* **[Mod. #4 - Jan. 28/98]** lands will be protected from undesirable and damaging forms of development.
- 3.6. The straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse and the construction of any building or structure in or on a pond or swamp or any area susceptible to flooding, shall not be permitted in an area over which the Conservation Authority has jurisdiction except with written approval of the Authority. **Where such activities create environmental impacts, other legislation such as the Environmental Protection Act, or its successor, may apply. [Mod. # 5**

- **Jan. 28/98]** Fill Regulations prohibit the placing or dumping of fill of any kind, in any defined part of the area over which the Conservation Authority has jurisdiction, unless authorized by the Conservation Authority. These policies only encompass the lands within the jurisdiction of the Conservation Authority.
- 3.7. No new buildings or structures shall be permitted to locate in close proximity to either side of a natural or a municipal drainage course. The development setback distance may be determined on site in consultation with the appropriate regulatory agencies and/or a qualified professional. The intent of this restriction is to protect the stream system by providing a buffering capacity, to reduce the potential for increased flooding and erosion, and to allow for regular and unimpaired maintenance of the drainage course.
- 3.8. It shall be a policy of this plan to minimize direct vehicular access to all provincial highways and arterial roads, in order to maintain the safety and efficiency of these roads. Ribbon development on these roads shall be discouraged.
- 3.9. Council will actively co-operate with the appropriate education authority in the planning of school facilities for residents of the planning area, and in the evaluation of existing educational facilities and services, to serve new and existing development.
- 3.10. Lots for residential use shall only be permitted in rural areas subject to the policies for consents and conveyances specified in this Plan and to the minimum lot requirements as stated herein. New residential development shall be encouraged to locate on an infilling basis in present urban and rural settlement areas and infilling areas as designated in this Plan provided that **appropriate type and level of servicing is available, and in the case of private servicing that [Mod. #6 - Jan. 28/98]** the soil conditions are suitable for the proper disposal of sewage effluent by individual septic tank systems in the opinion of the appropriate agency having jurisdiction.
- 3.11. The existing amenities and environment of the urban settlement areas will be maintained and enhanced. Growth in the urban settlement areas will be premised on this policy.
- 3.12. Growth in urban settlement areas shall be encouraged to proceed in depth away from highways and arterial roads in order that these roads retain their efficiency as highways. This will allow for the freer movement of vehicular traffic and provide for greater safety and convenience for the community inhabitants.

- 3.13. Development in the urban settlement areas will be subject to the provision of appropriate sewage disposal methods and the availability of an adequate water supply of good quality.
- 3.14. Commercial development shall generally be directed to urban settlement and rural settlement areas as identified in this Plan. This Plan will also provide for other commercial uses such as Tourist and Recreational, Highway and General Commercial.
- 3.15. The Township encourages the creation of a business park in the vicinity of Highways 400, Penetanguishene Road (Hwy. 93) and Flos Road Four East.
- 3.16. Industrial uses shall generally be limited to locations adjacent to urban settlement areas providing such uses are not incompatible with existing residential uses. Incompatible industrial uses such as mineral extractive operations, intensive agricultural oriented industries and waste disposal sites shall be prevented from locating in the vicinity of urban settlement areas and built-up areas.
- 3.17. No new residential use should be allowed to locate in close proximity to the licensed area of an existing industrial extractive operation where sand and gravel are being extracted and setbacks should be further increased where a quarry operation has been established. Setbacks for other uses may be established in the implementing zoning by-law. Further to the above, consents for the creation of new lots in close proximity to extractive operations should be discouraged.
- 3.18. Wayside pits and quarries are permitted in the Township without amendment to this Plan or the Zoning By-Law. The establishment of such operations will be discouraged in areas zoned for residential purposes or in areas where severe environmental disruption may occur.
- 3.19. It shall be a policy of Council to ensure whenever possible, that the existing landscape amenities are preserved and enhanced. In this regard, the municipality shall consider enactment of a by-law or by-laws under the appropriate legislation, to regulate the size, type and location of signs.
- 3.20. The removal of topsoil shall be controlled and generally prohibited through the use of appropriate by-laws.
- 3.21. No development shall be allowed in the Township which would place an undue burden on the financial resources of the Township. A desirable balance of residential, commercial, industrial and farm assessment shall be sought to maintain a good financial position for the Township. Development which would require the expenditure of large amounts of public money on facilities such as roads, water, sewer facilities, etc. shall be discouraged.

Development should occur in such a manner as to minimize such municipal expenditures.

- 3.22. All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporation Act, such as transmission lines, transformer stations and distribution stations, shall be permitted in any land use designation, provided that such development satisfies the provisions of the Environmental Assessment Act, or its successor, including regulations made under the Act, and any other relevant statute. Setbacks for residential uses from transformer stations and major installations may be implemented in the zoning by-law to ensure a reasonable distance separation between these types of uses.
- 3.23. Council shall endeavour to ensure that all land use planning decisions have regard for the conservation of significant built heritage features, cultural heritage landscapes and archaeological resources.
- 3.24. Council shall endeavour to ensure that significant cultural heritage resources identified in the Township are managed in a manner which perpetuates their functional and wise use, while maintaining their heritage value and benefit to the community.
- 3.25. It shall be a policy of Council to permit the establishment of group homes within the corporate limits of the Township. Council shall establish, through the zoning bylaw, an appropriate definition for group home, the appropriate zones in which group homes may be permitted, the number of persons who may reside in a group home, the minimum separation distance between group homes and such other matters as may be deemed appropriate.
- 3.26. Except as may be otherwise specifically stated in this Plan, it shall be a policy of this plan to permit the use of any land, building or structure, for the purposes of public service by any public utility, any telephone or telegraph company, any natural gas, hydro-electric transmission or distribution company, any conservation authority established by the Government of Ontario, any Department or Ministry of the Government of Ontario or of Canada. Such uses may be subject to the provisions of the implementing zoning by-law. All permanent structures and excavations must be located at least 10 metres (30 feet) from the limits of the natural gas pipeline as indicated on Schedule A-3 unless otherwise permitted by the pipeline owner. Furthermore, excavation using power operated equipment or explosives within 30 metres (98 feet) of the pipeline must obtain leave from the National Energy Board before starting any work. All crossings of natural gas pipelines must obtain appropriate authorization and approval together with any required agreements. The placement of cable lines and communication towers is also permitted.

- 3.27. Council shall review the policies of this plan as required to ensure that land use control decisions made by the Township continue to conform with the intent and policies of the Plan. In addition, a review of the Plan, in accordance with the Planning Act, shall from time to time and not less frequently than every five years, be undertaken by the holding of a special public meeting for the purpose of determining the need to make changes to the Plan. In order to provide a frame of reference in time for the recommendations of this plan, a planning period terminating in 2016 has been chosen,
- 3.28. Council shall ensure in considering any proposed amendments to this Plan that the applicant provide a statement detailing the impact of such an amendment on all related policies in this Plan.
- 3.29. It shall be a policy of this Plan to restrict new non-farm development within a reasonable distance of any boundary of the City of Barrie and the Town of Wasaga Beach. The purpose of this policy is to maintain a clear separation between rural and urban land uses and to prevent urban sprawl adjacent to these urban areas. The policies of Section 24.4, Green Belt Policies shall apply. **[Appealed to OMB by Wismer, appeal denied Order #2575 -14 Oct. 98]**
- 3.30. New residential, recreational, commercial, industrial and institutional development outside of settlement areas should not be permitted in identified significant natural heritage areas, on prime agricultural lands, and mineral aggregate resource lands.
- 3.31. Where development is proposed outside the urban and rural settlement areas, the following studies should be provided by the applicant: **[Section was appealed to the OMB by Chase and withdrawn on Oct. 22/98]**
- 3.31.1. **Justification Studies**
- 3.31.2. As a result of the Township's Growth Management Strategy, the following policies have been formulated:
- 3.31.3. Development should be directed to urban settlement areas and away from *significant* **[Mod. #7 - Jan. 28/98]** environmental features and natural resource lands, and hazardous lands adjacent to lakes, rivers and creeks.
- 3.31.4. Council will consider, but is not obligated to approve development proposed in any justification study. A justification study shall generally not be required for consents for conveyance, minor variances or minor applications which are site specific and encompass a small parcel of land which is less than 1 hectare.
- 3.31.5. The justification study shall include the following:

- 3.31.5.1. A comprehensive analysis which demonstrates the need for the proposed type and scale of development, including at least the following:
- a) the demand for the type and scale of development proposed in relation to the demographics for the area;
 - b) the amount of developable land within existing urban settlement areas;
 - c) an evaluation of opportunities for accommodating development within existing urban settlement areas. This should include those settlement areas outside of the municipality but within a reasonable distance of the proposed development.
- 3.31.5.2. An evaluation of the long term impacts on municipal servicing costs and the environmental factors including at least the following:
- a) the ability of the land and natural resources to accommodate the proposed development;
 - b) impacts of the development on the quality and quantity of surface water and ground water;
 - c) impacts on significant environmental features and areas of significant cultural resources;
 - d) impacts on existing hard and soft service provisions; and
 - e) interactions of the proposed developments impacts with those of surrounding existing and proposed developments.
- 3.31.5.3. Study results that ensure that necessary infrastructure and public facilities can be provided in an efficient and environmentally sound manner.
- 3.31.5.4. Study results that ensure that the scale and design of the proposed development is compatible with that of the existing development and with the rural setting in general.
- 3.32. The Township deems Wetlands Classes 1 to 7 to be *an important natural resource*. Wetlands perform essential ecological *and hydrological* functions which include providing plant and animal habitat; controlling and storing *and treating* of surface water; recharge and discharge of ground water; maintaining and improving water quality; immobilizing some contaminants and nutrients while reducing other contaminants to less damaging compounds. The Township recognizes the hydrological, biological, and socio-economic benefits derived from the long term protection of these lands **and the ecological and hydrological functions which create and maintain them. [Mod. # 8 - Jan. 28/98]**
- 3.33. In addition to all the applicable municipal requirements, all development adjacent to Provincial and County roads and highways is also subject to the

requirements and permits of the Ministry of Transportation, the County or the appropriate agency.

- 3.34. Portable asphalt plants, used by a public road authority or their agents, shall be permitted throughout the municipality without amendment to this plan or the zoning by-law. Portable asphalt plants are not permitted in existing built-up areas and in environmentally sensitive areas designated as such in the Official Plan. Portable asphalt plants are discouraged on active agricultural lands. Wherever required, consideration shall be given to the use of existing asphalt plants and to locating the portable plant in a wayside pit, a vacant industrial site, the highway right of way or on inactive or less productive agricultural lands. Only when these alternatives have been explored and a suitable location cannot be found, consideration will be given to locating a portable asphalt plant on active agricultural lands. Portable asphalt plants are subject to the following provisions.
- 3.34.1. *Under the Environmental Protection Act or its successor*, all portable asphalt plants must have a Certificate of Approval from the appropriate authority and must meet **the conditions of that approval which may relate to the minimum separation distance and hours of operation as may be prescribed. [Mod. # 9 - Jan. 28/98]** Portable asphalt plants should not be located within 300 m (985 feet) of a residential dwelling.
- 3.34.2. Sites used for portable asphalt plants within the agricultural area shall be rehabilitated to their former agricultural capability.
- 3.34.3. Portable asphalt plants will be removed from the site upon completion of the project and the site restored to as near to its original condition as possible including the removal of any contaminated soils or like material.
- 3.34.4. Upon removal of the portable asphalt plant a Certificate of Compliance concerning remediation of the site to a non-hazardous status may be required from the appropriate government agency having jurisdiction. In the absence of a suitable certificate, an Environmental Audit, conducted by a qualified professional, will be required from the user setting out the remediation work required and conducted and certifying the non-hazardous status of the site.

Springwater Official Plan

Section 4 – Economic Development

4.1. Introduction

- 4.1.1. Changes in Provincial requirements related to sewage disposal and the dramatic alteration of the business environment requires a more flexible and innovative attitude toward economic development. Home based businesses are becoming a key component of the economic base of the Township and are expected to grow significantly.

4.2. Goals

- 4.2.1. To encourage a greater live and work ratio among residents of the Township by encouraging home based businesses.
- 4.2.2. To encourage tourist commercial development which will make the Township a destination for recreational activity and businesses supporting this industry **and preserve and maintain the Township's heritage resources. [Mod. By OMB Sept. 23/09]**
- 4.2.3. To encourage industrial development in the appropriate locations.
- 4.2.4. To ensure the visual attractiveness of the municipality, especially in areas of high corridor traffic to promote a positive awareness of the Township to potential investment.
- 4.2.5. To promote awareness of the excellent locational advantages offered by the Township to the regional market place.
- 4.2.6. To offer a greater range of goods and services within the Township for residents.

4.3. Objectives

- 4.3.1. Development resulting in an increase in economic activity in the Township shall be encouraged, provided it does not have an adverse impact on the natural environment, natural resources and rural character of the community.
- 4.3.2. The concentration of economic activity in the urban settlement areas and identified nodal locations shall be encouraged. New land for commercial and industrial development may be developed as a business park near the Highway 400 interchange and Penetanguishene Road (Hwy. 93). These areas shall have precedence over the establishment of new locations. **[This section was appealed to the OMB by Chase and withdrawn on October 22/98]**

- 4.3.3. The development of home-based businesses shall be encouraged, provided the use is compatible with adjacent uses and complies with the specific policy requirements for each economic node.
- 4.3.4. The visual attractiveness of these economic nodes shall be enhanced by emphasizing the importance of landscaping, building design and facade to promote a positive corporate image.

Springwater Official Plan

Section 5 – Residential Growth Management

5.1. Introduction

- 5.1.1. A Growth Management Strategy was formulated by the Township of Springwater as an important component in the development of the new Official Plan for the Municipality. The Growth Management Strategy was also developed in response to the Provincial Policy Statement which encourages the increased centralization and concentration of growth and development. In regard to planning future growth, the desirability is for a “policy led” development approvals system.
- 5.1.2. The analysis of past, present and future trends indicate that in the recent past (1986-1991) the population of the municipality grew by 26%. The Township experienced variable development pressures with fast paced growth occurring in the south while medium and slow rates of growth prevailed in the north. The analysis of building permit activity and the geographical distribution of residential growth shows that at present the municipality is growing moderately with approximately two thirds of new growth occurring in recognized settlement areas. The analysis also demonstrates the cyclical nature of residential growth in the municipality and the tendency of the various settlement areas to be “built out” due to their smaller size and lower supply of lots. The attractiveness of the municipality to new permanent residents is anticipated to result in a growth rate of approximately 2% per annum which is expected to raise the population to approximately 22,600 residents by the year 2016. This projected amount of growth translates into approximately 8,300 new residents and approximately 2,600 new homes of which the existing adjusted residential supply is expected to provide for a quarter to a third of this projected demand.
- 5.1.3. The Township currently possesses nine urban settlement areas, two of which could be described as major communities and seven of which may be described as minor communities. The existing urban settlement areas of the Municipality are characterized as being comprised of three basic types, these being, agricultural area service centres, recreation/orientated lifestyle resort communities, and dormitory residential communities,
- 5.1.4. The settlement area of Orr Lake is seen as having minimum growth potential, the settlement areas of Minesing and Phelpston as possessing low growth potentials, and the communities of Hillsdale, Anten Mills, Snow Valley and Centre Vespra are identified as possessing medium growth potentials. It is recognized that both the major communities of Elmvale and Midhurst are preferred locations for a significant amount of the projected future growth of the Municipality due to the characteristics of these settlement areas as well

as the wide range of existing Municipal services and facilities available in these communities. It is also recognized that the Elmvale and Hillsdale communities are generally well positioned to capture a share of the future growth of the Municipality due to the present state of the existing servicing infrastructure and the amount of approved development.

- 5.1.5. Adult Lifestyle Communities comprise a unique component of the residential growth envisioned over the next 20 years in Springwater. Growth in the retirement community form of housing consisting of a variety of housing forms and densities, limited commercial, institutional, recreational and health care facilities, is anticipated during the life of the Plan. This type of development will impact the projected growth for the Township. **Given that the size and origin of demand for this specialized type of development is difficult to anticipate, the Township will assess the impacts as part of the Official Plan's five year reviews and will revise the Official Plan policies as required. [Mod. May 2/00]**

5.2. Goals

- 5.2.1. Priority in the allocation of the future projected population growth in the Township should be directed to urban settlement areas in the following order:
 - 5.2.1.1. Major communities or expansion thereto are preferred growth centres.
 - 5.2.1.2. Settlement areas or expansions thereto, which have a capacity to expand and accommodate additional growth.
 - 5.2.1.3. Rural settlement areas and generally be limited and infilling in nature.
 - 5.2.1.4. New communities: Adult Lifestyle.
 - 5.2.1.5. Rural residential development through the granting of consents shall be controlled on agricultural lands and strictly limited in rural areas to prohibit strip residential development.
 - 5.2.1.6. New areas, i.e. estate residential subdivisions.

Springwater Official Plan

Section 6 – Housing Policies

6.1. Objectives

- 6.1.1. Historically the provision of higher density development, special needs housing or what is typically considered affordable housing, has been provided almost exclusively in the community of Elmvale. This has been due, for the most part, as a result of the provision of full municipal services. It is also clearly recognized that in a regional context, larger urban centres have more appropriately served this need due to municipal servicing, social and institutional services, public transportation and the comparative ease to supply the variety of needs associated with these housing forms. It is also acknowledged that past provincial policies concerning the provision of this type of housing were and continue to be directed primarily at full service urban centres and may not be appropriate or attainable in municipalities such as Springwater. In consideration of the above the Township will strive to support such housing initiatives but will do so within the context of Springwater Township, and with regard to the appropriate housing distribution and balance in locations where these housing types can be appropriately and realistically located and integrated into the existing communities.
- 6.1.2. The Township acknowledges the need to strive to ensure the provision of an adequate supply of residential units to accommodate the predicted future growth of the Township during the planning period,
- 6.1.3. It is important to maintain and improve the existing housing stock of the Municipality and to allow for the intensification of this housing stock as may be deemed appropriate.

6.2. Policies

- 6.2.1. The Township supports the principle of permitting a variety and mix of housing types *and locations* in the Municipality. The type of housing and density of development will *largely* be determined by the **availability of appropriate types and levels of water supply and sewage treatment and other required community services**; the nature and character of existing residential development in the community; the physical capability of the site **and its natural environs** to sustain the proposed residential development. **[Mod. # 10 - Jan. 28/98]**
- 6.2.2. The mix and variety of housing types may include a range of housing size, design, density, tenure and price based on the perceived needs of the Township's existing and future residents. In the provision of this housing

mix, the Township should encourage and give consideration to an appropriate amount designed to be affordable to moderate and lower income households.

- 6.2.3. In assessing the predicted housing needs of the Township, studies may be undertaken which may incorporate the information contained in the Township's Growth Management Study, the Background Report to this Official Plan, other local studies or any relevant information published by provincial agencies,
- 6.2.4. To ensure the timely supply of sufficient housing to meet the future needs of the Township, the Township will strive to assist the development industry through the provision of information, helpful guidance, efficient administration and processing of applications and where appropriate and feasible, encourage the extension and upgrading of municipal services.
- 6.2.5. In an effort to provide, in a timely fashion, housing opportunities related to future growth, the Township will strive to maintain a minimum 10 year supply of land designated and available for new residential development. This target may also provide for the redevelopment and intensification of developed areas.
- 6.2.6. The Township will endeavour to provide at least a three year supply of residential units with servicing capacity in draft approved or registered plans.
- 6.2.7. Within built up areas where sufficient infrastructure capacity exists, the intensification of residential uses may be considered to increase the potential supply of new housing units.
- 6.2.8. The Township will endeavour to reduce the cost of housing by providing for cost effective development standards and regulations as may be deemed appropriate.
- 6.2.9. The Township may avail itself of and promote government sponsored programs which provide for rental accommodation.
- 6.2.10. Where appropriate, the Township should consider the feasibility of encouraging housing units in conjunction with commercial developments.
- 6.2.11. The Township should monitor the production and availability of residential lots and housing on an ongoing basis so as to measure the effectiveness of and conformity with the policies of this Plan.
- 6.2.12. The provision of affordable rental accommodation can be enhanced through the intensification of existing residential areas. The conversion of single detached residential units into two dwelling units may be permitted through

the implementing Zoning By-law conditional upon the availability of an adequate water supply and sewage disposal facilities.

- 6.2.13. Additional accommodation in the form of a “garden suite” may be permitted on a temporary basis on a lot occupied by a residential dwelling unit and shall be subject to the following.
 - 6.2.13.1. Suitable sewage treatment facilities as may be approved by the appropriate Government agency having jurisdiction together with an adequate source of potable water.
 - 6.2.13.2. The implementing Zoning By-law shall set out appropriate regulations concerning setbacks, lot size, parking, floor area and any other requirements and definitions as may be deemed appropriate to properly control and regulate the use,
 - 6.2.13.3. Such uses may be subject to Site Plan Control, and/or any other agreement deemed necessary by the Township.
 - 6.2.13.4. Such uses may be subject to a temporary use by-law.

Springwater Official Plan

Section 7 – Community Design

7.1. Introduction

- 7.1.1. The Township recognizes the value and benefits of having and maintaining high quality built and natural environments. In addition to achieving a distinctive physical form, many social, economic and environmental benefits are realized by achieving well designed environments.
- 7.1.2. As Springwater Township continues to grow and evolve, design excellence must be promoted when the basic community building blocks, including the streets, parks, public places, shops and residential neighbourhoods are constructed.
- 7.1.3. In general, the Community Design policies focus on community design features considered important to the creation of high quality built and natural environments. These features have been translated into objectives which set out the Township's overall approach to community design.

7.2. Community Design Goal

- 7.2.1. Township Council will promote developments at various scales which through their adherence to principles of good, high quality community design, will produce built and natural environments in Springwater that evoke a desirable image and sense of place for the Township.

7.3. Community Design Objectives

- 7.3.1. To achieve the community design goal, Township Council will:
 - 7.3.1.1. Encourage private and public developments that provide an integrated mix of uses, activities and experiences;
 - 7.3.1.2. Encourage the creation of an overall physical form for urban settlement areas in the Township that is related to pedestrians;
 - 7.3.1.3. Encourage the design of road patterns, buildings and the spaces between them in a manner which makes it easy for both pedestrians and vehicles to move about in a variety of directions;
 - 7.3.1.4. Encourage developments that are designed to fit within their contexts by considering the mix of uses and the massing, height, scale, architectural style and details of existing, adjacent buildings;

- 7.3.1.5. Encourage, where appropriate, the creation of landmarks and other distinctive elements including buildings, open spaces, landscapes and natural features that make it easy for people to understand where they are and how they get to the various places, amenities and facilities they require;
- 7.3.1.6. Encourage the design of buildings and places that can be used for a variety of purposes and are capable of adapting over time to changing circumstances and opportunities;
- 7.3.1.7. Encourage the preservation and conservation of heritage resources and their integration into the design of new development; **[Modified by OMB Sept. 23/09]**
- 7.3.2. To implement Springwater's community design strategy, Township Council will require development of all scales (community-wide, neighbourhood, street, block and lot) to be designed and built in accordance with Section 7.4, Detailed Design Considerations.

7.4. Detailed Design Considerations

7.4.1. Community Image

- 7.4.1.1. Through effective community design, the Township can foster an image of Springwater that recognizes and promotes the high quality of the natural and built environment. The Township encourages the appropriate:
 - a) Retention and enhancement of distinctive built and natural features within the rural area, such as historic buildings, settlement areas, ridges, ravines, watercourses and woodlots that contribute to the image of the rural area;
 - b) Siting of buildings of significant form and use (such as churches, fire halls, schools, public buildings) at important locations within the Township's urban settlement areas to enhance their visual and functional use and to contribute to Springwater's image.

7.4.2. Design with Nature

- 7.4.2.1. Good community design should encourage development that where possible, is properly integrated and connected to Springwater's natural features and resources, while **maintaining and, where necessary, enhancing the ecological and hydrological functions which create and maintain those features and resources. [Mod. # 11 - Jan. 28/98]** The Township shall:
 - a) Through the review of development proposals, endeavour to ensure that significant natural features **and the ecological and hydrological**

functions which create and maintain them, such as watercourses, wetlands, woodlands, shorecliffs and kames are protected as visual landmarks to maintain links with the Township's cultural, historic and **environmental** heritage; [Mod. # 12 - Jan. 28/98;

- b) Where possible, require the maximum retention of native vegetation on properties proposed to be developed and that such features are permitted to regenerate with minimal intervention;
- c) Encourage the protection of mature trees of aesthetic and heritage value;
- d) Encourage the use of plant materials to create visual variety on the basis of their form, colour and texture and to satisfy functional requirements, such as providing shade, providing screening in all seasons, providing sound attenuation, buffering wind and stabilizing slopes.

7.4.3. **Development and Subdivision Design**

7.4.3.1. An objective of development and subdivision design is to ensure new developments are sufficiently compact in form and appropriately integrated with the Township's existing built form, heritage and natural features. Appropriate development and subdivision design should also establish attractive physical settings that support a wide range of activities and have well developed pedestrian environments. The Township shall:

- a) Encourage designs and patterns for streets and arterials that provide appropriate access for vehicles, pedestrians and cyclists,
- b) Encourage designs of streets, arterials, blocks and lots that create a positive and beneficial circumstance supporting comfortable and safe pedestrian activity and movement both within and beyond the development.
- c) Encourage new subdivision streets and arterials that generally align on a grid or modified grid pattern in order to create development blocks appropriately sized for their intended use and possible future uses.
- d) Encourage designs which promote public safety which includes reducing the use of reverse lotting that require long stretches of noise attenuation or privacy fencing adjacent to major roads.

7.4.4. **Streetscapes**

7.4.4.1. Streets in Springwater should be designed to contribute to the character of the immediate area and provide a high level of amenities for their users. The Township shall:

- a) Encourage landscape design along streets to complement adjacent built forms and open spaces to provide shade in the summer and visual interest throughout all seasons.
- b) Support, where appropriate, the use of sidewalks.

7.4.5. **Signage**

7.4.5.1. Good community design requires attention to signage. Signs for all types of development should contribute to the visual attractiveness of both the development and the surrounding area. The Township shall:

- a) Encourage the design of signs to be used to add colour and enhance the appeal of developments, business establishments and others, in order to contribute to the overall visual quality of the built environment.
- b) Encourage the use of an appropriate variety of signage types such as fascia signs, canopies and awnings, projecting signs, ground signs and directory signs, which complement building designs rather than dominate them.
- c) Discourage the use of portable signs.
- d) Comply with the County of Simcoe Sign By-law where applicable. **[Mod. # 13 - Jan. 28/98]**

7.4.6. **Miscellaneous**

7.4.6.1. Providing properly landscaped and positioned snow storage, solid waste disposal container locations and the positioning of group mail boxes in certain types of development is essential. Commercial, industrial and multiple residential developments shall provide snow storage areas on site; storage areas for solid waste disposal containers shall also be located on site and landscaped to blend with the rest of the property. Infrastructure service buildings utilized for public uses shall be designed and landscaped to fit into their surroundings.

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 an 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-10".
- 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].

Notwithstanding Section 8.10.6.2, for lands known as Part Lot 13, Concession 9 and Part of Block 64, Registered Plan 51M-965 in Development Area 6, and Block 47 on Registered Plan 51M-913 in Development Area 2, additional residential units are permitted by consent. **[OPA No. 56]**

- 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.**

Notwithstanding Section 8.10.6.3, the proposed revision to the residential areas and the addition of 5 residential lots in Subwatershed A, Phase 2a, are permitted. **[OPA No. 56]**

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 2 residential lots in Subwatershed B, Phase 1b, are permitted. **[OPA No. 56]**

Notwithstanding Section 8.10.6.3, the proposed revision to the residential area and the addition of 1 residential lot in Subwatershed B, Phase 4b, is permitted. **[OPA No. 56]**

- 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.

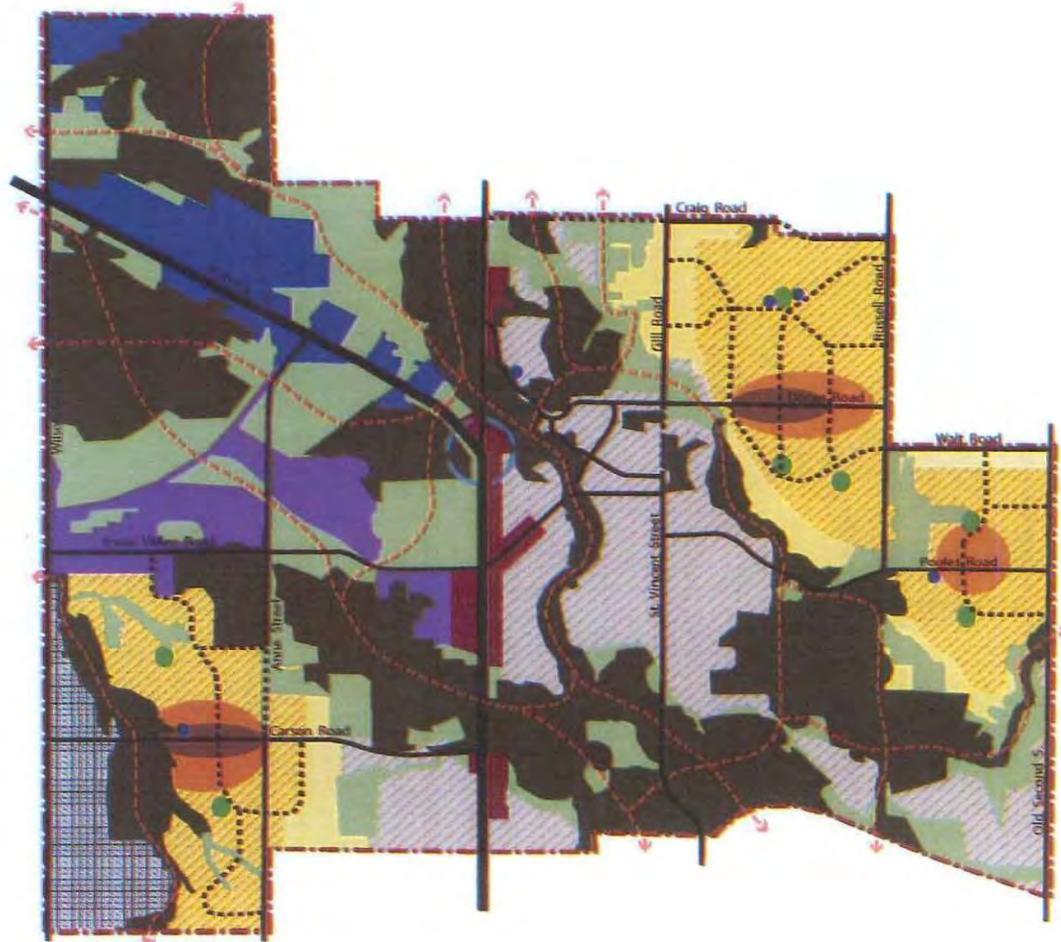
(OPA 30 – Approved by OMB on October 14, 2008)

(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.)

8.11.3.3. Notwithstanding policy 8.11.3.2, the creation of 2 additional lots by consent on lots 8 and 9 on M-plan 51M995, shall be permitted. **[OPA No. 55]**

Schedule A – Land Use



MIDHURST SETTLEMENT AREA SECONDARY PLAN

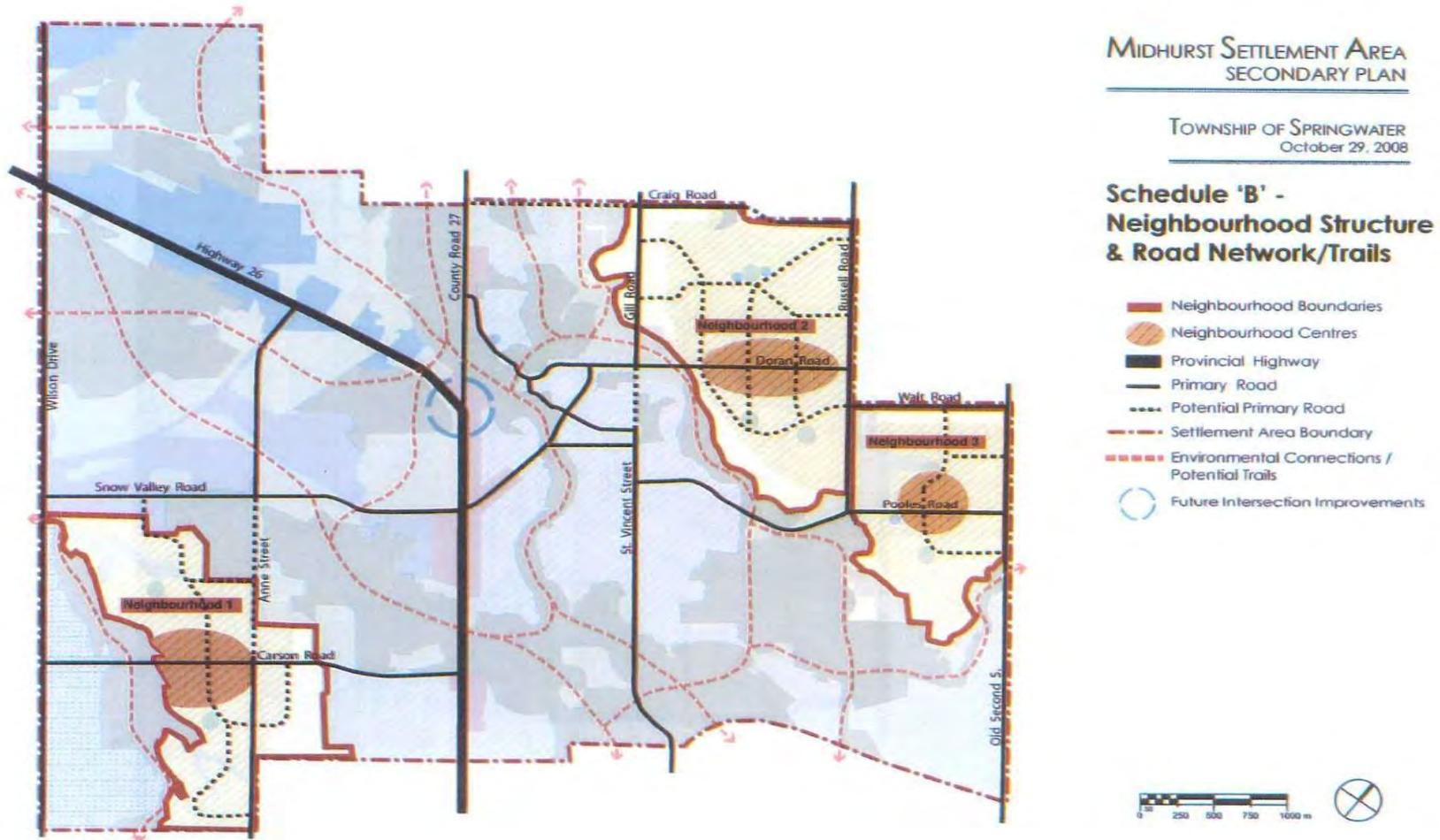
TOWNSHIP OF SPRINGWATER
October 29, 2008

Schedule A - Land Use

- Commercial / Mixed Use
- Administration / Government
- Employment
- Environmental Protection Area I
- Environmental Protection Area II
- Midhurst Village
- Midhurst Transition Residential
- Midhurst Low Density Residential
- Midhurst Medium Density Residential
- Midhurst High Density Residential / Mixed Use
- Future Development Potential
- Park
- School / Institutional
- Provincial Highway
- Primary Road
- Potential Primary Road
- Settlement Area Boundary
- Environmental Connections / Potential Trails
- Future Intersection Improvements



Schedule B – Neighbourhood Structure and Road Network / Trails



Appendix 1 – Urban Design Guidelines

For the Midhurst Secondary Plan Area

Township of Springwater – September 25, 2008

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1.0 Introduction

The Midhurst Secondary Plan Area is designed based on achieving a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well-designed and high quality public realm. The Plan is also premised on achieving high quality urban design, including measures to ensure:

- a standardized and highly interconnected pattern of lotting for development blocks;
- consistent built form;
- safety, accessibility and comfort in the pedestrian environment;
- achievement of an overall density requirements with respect to the total number of residents and employees per net hectare; and,
- support for transit services through the community.

This Urban Design Guidelines document has been prepared in conjunction with the Midhurst Secondary Plan. The purpose of this document is to provide a demonstration of how the principles of the Secondary Plan could be realistically applied to future development and further detail as to how the Township's vision and design objectives are to be achieved. The main design principles that have guided the development of the Secondary Plan and these guidelines include:

- protection of all significant natural features
- providing an appropriate transition and compatibility between existing and new development;
- consideration of areas that allow for a compact urban form and may be transit supportive;
- assist in creating a complete community, that accommodates a mix of land users and includes a range of housing types;
- be efficiently served by the existing and planned road network;
- options for movement through the community: cycling, walking, transit, driving;
- efficient and cost effective land use and development standards;
- community wide focus and a focus for each neighbourhood; and,
- adopting a systems approach to natural features: a framework of connected wooded areas, wetlands, water courses.

The Urban Design Guidelines provide design principles and specific guidelines for both the public and private sectors. While they are intended as a reference, they indicate the Springwater Township's expectations with respect to the character, quality and form of development in the Midhurst Secondary Plan Area. The guidelines also provide the Township of Springwater staff with an objective, consistent evaluation framework to assess development applications.

2.0 Design Guidelines for the Public Realm

The public realm within the Midhurst Secondary Plan Area comprises public roads, lanes, open spaces / parks, natural heritage features and their associated buffers, storm water management facilities and the public use activity areas of other public lands and private development sites and buildings. Further, it is the intent of the Plan to link all of the components of the public realm with a connected system of trails, bicycle paths and sidewalks.

This section of the document provides general guidance for the design of all the components of the public realm. These Guidelines are to be read in conjunction with the policies of the Midhurst Secondary Plan.

2.1 General

1. To promote safety and security in public places, including roads, parks and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:
 - The design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;
 - Clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads;
 - Appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas; and,
 - Public use activity areas located within buildings shall be located at-grade and oriented to the public road.

2. To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
 - The principle access to the required service areas on the lot is from the exterior side yard,
 - Public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;
 - Provision of a consistent level of streetscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,
 - Avoiding the location of building ventilation systems in pedestrian areas.

2.2 Roads

General

1. Provide a grid of primary and local roads and associated public open spaces that organize development, is pedestrian friendly, is highly connected and supports transit.
2. Ensure that the road pattern establishes development blocks that achieve an orderly pattern of development and visual diversity.
3. Provide access for vehicles, pedestrians and bicycles, opportunities for vistas, view corridors and pedestrian amenity areas, and space for utilities and services.
4. Design all streetscape elements such as paving patterns, seating, and signage, to be consistent and complementary to the character of the community.
5. Design street lighting with regard for vehicular and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road.
6. Locate all utilities underground. Where components of utilities must be located above ground, they should be located either in a rear lane or along the street tree planting line to minimize clutter and disruption of the road's character.

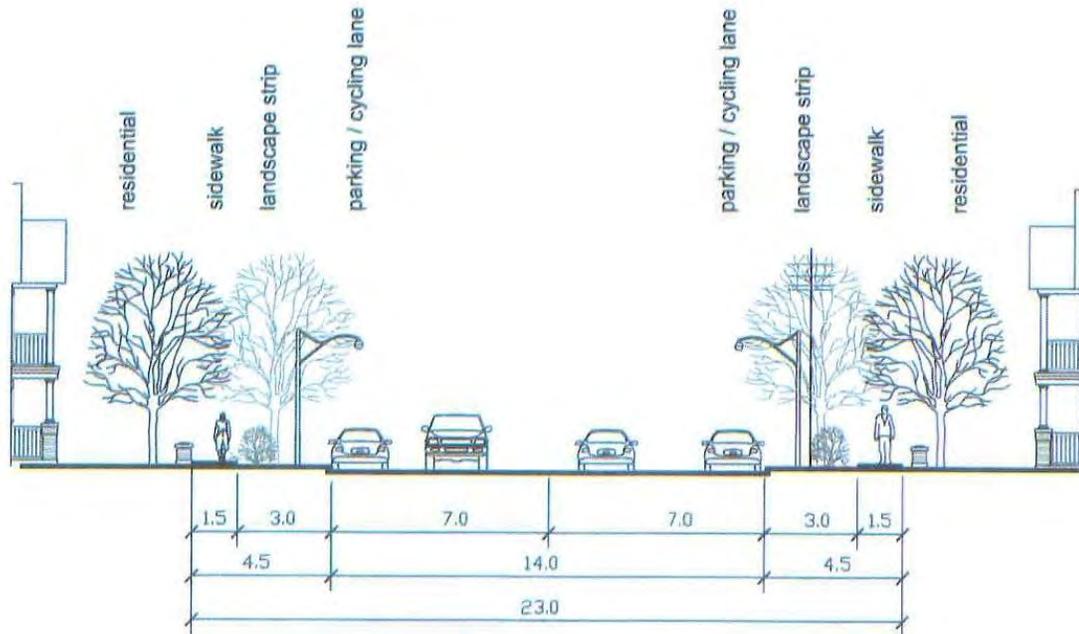
Primary Roads

Primary Roads provide important connections between residential neighbourhoods and other community functions. They typically define the community structure.

Primary Road

1. Primary Roads shall have a maximum right-of-way of 23.0 metres.
2. Road surface should be 14.0 metres, including a shared parking / cycling lane in each direction and an optimal parking lay-by on both sides of the road.
3. Boulevards on both sides of the pavement shall be a minimum of 4.5 metres and will accommodate a grass verge with street trees and 1.5 metre sidewalks on both sides.
4. Transit facilities may be located on any Primary Road.
5. Individual direct access to any development site shall be limited to minimize disruptions to traffic flow and to maximize safety and the attractiveness of the road.

- Buildings that abut Primary Roads shall present a façade with architectural detailing and landscape features that address the road frontage. Reverse frontage development shall not be permitted adjacent to any Primary Road.



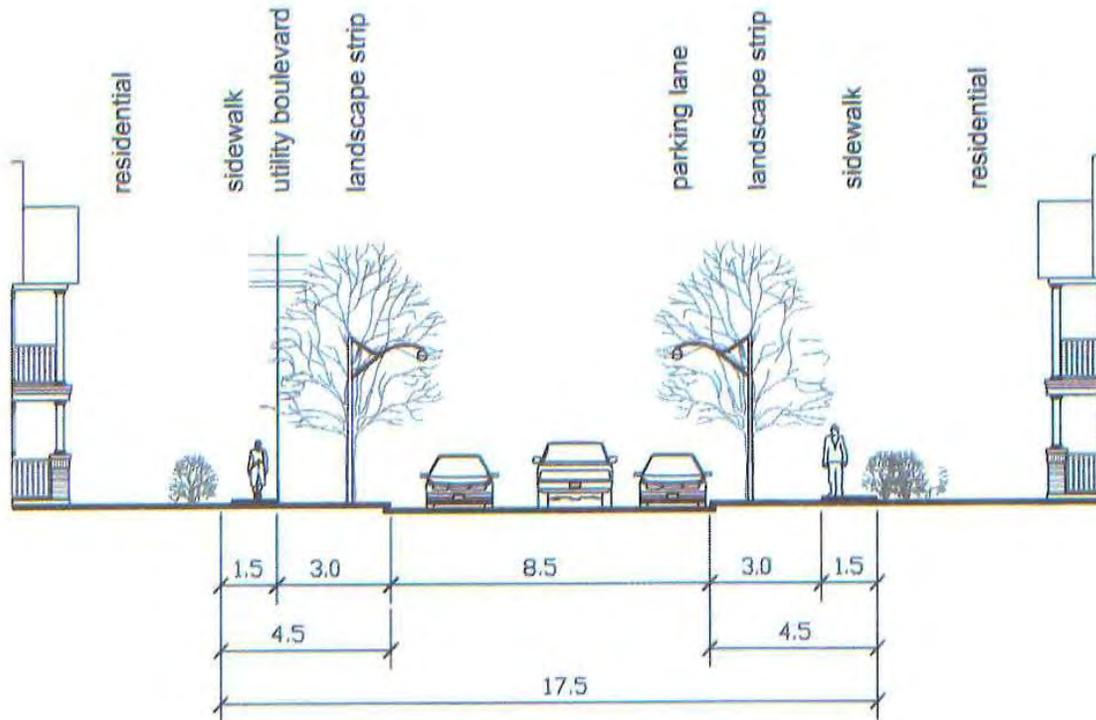
Local Roads

Local Roads connect to Primary Roads and link with public spaces.

Local Road

- Local Roads should be designated with a maximum right-of-way width of 17.5 metres.
- The road surface, including a parking lane on one side of the road (that could alternate to both sides of the road) shall be a maximum of 8.5 metres.
- Boulevards on both sides of the pavement shall be a maximum of 4.0 metres and will accommodate a grass verge with street trees and 1.5 metre sidewalks on both sides.
- Individual direct access onto Local Roads is permitted.
- Buildings that abut Local Roads shall present a façade with architectural detailing and landscape features that address the road frontage.

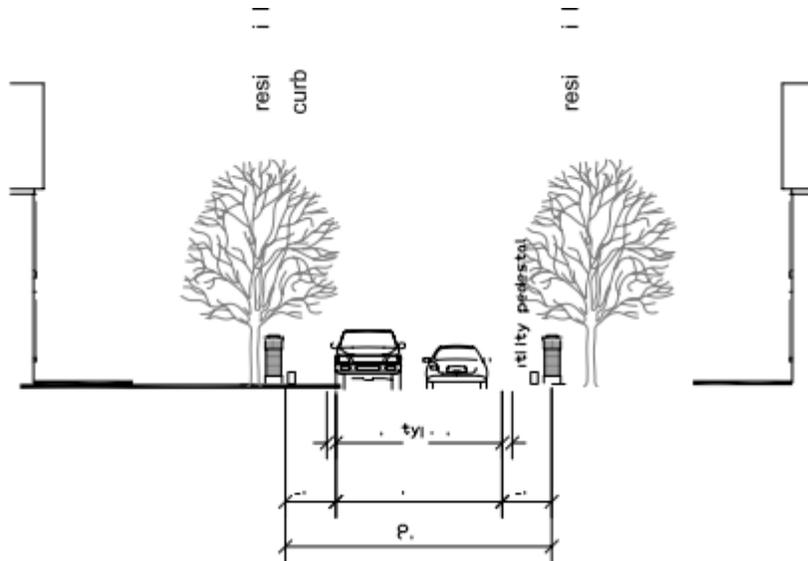
- Local Roads that are single loaded may include a reduced boulevard (2.5 metres) abutting the publicly owned storm water management feature, open space, parkland or an environmental feature.



Lanes

Lanes provide access to private garage facilities

- Lanes should be provided on roads where garages and front driveways will detract from the character of a special location, such as along a Primary Road.
- Lanes shall have a maximum right-of-way of 8.5 metres.
- The road surface shall be a maximum of 5.5 metres and shall include a 1.5 metre utility corridor on either side of the land.
- The use of permeable materials shall be encouraged in lane construction in areas where sufficient drainage exists.



Traffic Circles

Traffic Circles are intended to calm traffic and direct traffic flows without necessarily requiring stop signs at intersections. The open spaces created in the traffic circle add to the character of neighbourhoods.

1. Whenever Traffic Circles are used, they should be significant landscape features, as well as traffic calming devices.
2. The design of a Traffic Circle should ensure ease of snow removal and maintenance.
3. The minimum radius for a Traffic Circle should be in accordance with Table 1.



Traffic circle with mountable apron and planting

Table 1: Standards for Traffic Circles

| Intersection | Inscribed Circle Radius (i.e. outside circle dimension) | Radius of Inside Circle (at Mountable Apron) | Turning Road Width |
|----------------------------------|---|--|--------------------|
| Local – Local | 12 | 6 | 6 |
| Primary-Local or Primary-Primary | 15 | 8 | 7 |
| Primary-Single Lane | 20 | 12 | 8 |
| Primary-Double Lane | 27.5 | 18.4 | 9.1 |

2.3 Guidelines to Support Transit

1. Transit Routes should be located on the Primary Road network.
2. Transit stops should be located as close to intersections as possible, and their location coordinated with neighbourhood trail connections and building entrances.
3. Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.
4. Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.
5. Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2 metres wide in front of a shelter should be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.
6. Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.
7. Where four-sided transit shelters are not possible, overhead open-air canopies should be provided to protect transit users from sun, rain and snow.



Transit shelter with transparent sides provides maximum visibility



Transit shelter with overhead canopy

2.4 Guidelines for Greenlands

The Greenlands System is a major functional and aesthetic component of a neighbourhood and should be designed to provide a fair distribution of amenity spaces for a range of users, in a linked network.



Retaining natural heritage features contributes to sense of place

Natural Heritage Features

1. Significant natural heritage features within the Secondary Plan Area shall be protected and integrated into the community greenlands system.
2. Natural heritage features should be physically and visually accessible from the abutting roads.
3. Preservation of existing vegetation should be encouraged. Where necessary, indigenous and ecologically complementary planting should be encouraged.



Residential units front directly onto a park

Neighbourhood Parks

1. Neighbourhood Parks within the Secondary Plan Area are expected to be diverse in scale, function and character, and will range in size from 0.5ha to 3.5ha.
2. Each Neighbourhood Park is located to perform a particular function within its context. Generally, they are located to be a neighbourhood focal point, are adjacent to a school and/or are integrated, where possible, with an adjacent natural heritage feature.
3. Neighbourhood Parks will provide opportunities for active and passive recreation for residents within a 400-metre radius (a 5 minute walk). Generally, they may include elements such as play structures, informal playgrounds, seating, hard surface areas, shaded areas under tree canopies or open air structures, group mailboxes, lighting, distinctive tree, shrub and ground cover planting.
4. Neighbourhood Parks should have significant road frontage on all four sides. At a minimum, parks shall front on at least two public roads.



Community mailbox adjacent to a park

5. Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appeal park presence.
6. Park design should ensure visual privacy for adjoining residents.
7. Where fencing is required, the design should be consistent around the perimeter of the park.
8. Street trees should be planted along the edge of parks, while not screening the view into parks.
9. Seating and shade areas should be designed in concert with pathways and play areas.



Housing and pathway adjacent to a park



Street trees enhance the visual appearance of the park

Parkettes / Urban Squares

1. A Parkette is a small component of the public open space system, that is typically soft surfaced and green. A parkette is most likely a park that connects larger pieces of the greenlands system. An Urban Square is typically found with the Neighbourhood Centres and is more likely to be hard surfaced.
2. Parkettes/Urban Squares shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings in the Neighbourhood Centres and with respect of Parkettes, enhance the overall greenlands system.
3. Parkettes/Urban Squares should be located on visible road frontages and their entries should be clearly defined through landscape treatment and built from elements.



Neighbourhood parkette

4. The design should provide a focal area or feature that gives character and provides for a range of passive and informal uses.
5. Pathways within Parkettes should connect to pedestrian sidewalks and trails.
6. View corridors terminating at Parkettes/Urban Squares should be highlighted through landscape treatment and/or built from elements.
7. Plant material and construction materials should contribute to the distinctive character of parkettes and also, where applicable, to Urban Squares.
8. Community mailboxes and information boards should be considered in Parkettes/Urban Squares.



Urban Squares create spaces for people to gather in

Gateways

1. Streetscaping features at identified gateway corners shall include enhanced landscaping and coordinated fencing to frame the entry into the community.
2. Gateway features, such as community signage, low walls, fencing or enhanced landscape treatment, shall be incorporated in the design of entry road intersection and shall be coordinated in design and materials with adjacent structures and consistent along main road right-of-way.
3. Primary Roads into the community should include a planted centre median and other design features to signify their importance.
4. Intersections should have distinctive surface treatment for pedestrian crossings, including wider sidewalks and connections to bus shelters.
5. Noise attenuation features should be the last option for uses flanking onto the gateway sites. Where they occur, the material and architectural details shall compliment the adjacent structures, include landscaping and reflect the fencing details of community-wide fence standards.



Landscaped gateway

Trail System

1. The trails system includes trails with natural features, storm management facilities, open spaces and parks on the road system – sidewalks and bicycle paths.
2. Trail design and type will be based on each site's sensitivity in order to minimize environmental impacts.
3. Trails for pedestrians and cyclists shall be a maximum of 3.0 metres wide. Pedestrian-only-trails shall be a maximum of 2.0 metres wide.
4. Trails will be designed to accommodate a range of users and abilities. Slopes, where possible, should be under 5 percent. Curb-cuts must be provided to improve access to road crossings. The use of permeable materials shall be encouraged in trail construction in areas where sufficient drainage exists.
5. Trails should be clearly signed regarding permitted use and speed. Wayfinding signage shall be provided throughout the trail network.
6. Benches and garbage receptacles should be provided at trail heads and at regular intervals along the route.
7. Trails located in proximity to sensitive natural features, or adjacent to storm water management facilities should incorporate interpretive signage at various locations to promote stewardship initiatives that will protect and enhance the features and functions of the natural environment.



Trail system



Trails provide opportunities for recreation



Pond enhancing natural landscape

Storm Water Management Facilities

1. Storm water management facilities will be key features within the community contributing to the appearance and ambience, while achieving functional objectives related to flow moderation and water quality.
2. Native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation, shall be planted to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility.
3. Ponds are envisioned to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.
4. Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing. Barrier plantings will be comprised of multiple rows of predominantly thorn bearing shrub species planted at a spacing of 0.8 to 0.9 metres contingent on species. Barrier plantings will be installed along the crest of steep slopes, adjacent deep -water areas and around inlet and outlet structures.
5. Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the greenlands system.



A pedestrian/cycling trail adjacent to a pond



Ponds provide opportunities to create unique neighbourhood features



Playground adjacent to a storm water management feature

3.0 Design Guidelines for the Private Realm

The private realm within the Midhurst Secondary Plan Area is comprised of the built form development blocks and their relationship to open space and road with respect to their location. The residential, Institutional and commercial/ mixed use buildings within a community contribute to its character and can assist in further defining and complementing the public realm.

This section of the document provides general guidance for the design of built form and how it should address the streetscape and open space in the private realm. These Guidelines are to be read in conjunction with the policies of the Midhurst Secondary Plan.

3.1 All Development

Development Blocks and Lots

1. All the available urban lands are to be subdivided into a series of development blocks, defined by a modified rectilinear grid system of public roads and lanes.
2. The size and configuration of each development block will:
 - be appropriate to its intended use;
 - facilitate and promote pedestrian movement; and
 - provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.
3. Each development lot in a block will:
 - have frontage on a public road; and,



The use of light and dark colours produces visual interest



Building projections, such as porches, provide transitional building elements



Buildings fronting onto a park have direct walkway connections from main entrances.

- be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Secondary Plan and companion Urban Design Guidelines.
4. A lot that does not have frontage on a public road maybe permitted, provided the front lot line adjoins public open space (i. e. a " Green Street") fronting a public road, and the rear lot line adjoins, and has access from a rear lane.



Enhanced features promote pedestrian movement

Built Form

1. A full range of housing types and tenures should be provided to make a variety of housing options available to the community.
2. Development should be designed to achieve a high degree of environmental sustainability within the community.
3. Architectural styles of Individual units and blocks should be sensitive to and complement each other.
4. A variety of architectural elements such as entry porches, dormers, material detailing will be employed to create a distinctive character for each block.
5. New development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse Impacts on adjacent properties particularly In regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.



Porches provide for "eyes on the park"

To ensure that building compatibility is achieved, the Implementing zoning by-laws will establish consistent



Residential built form frames the park

relationships between buildings and their associated property limits.

6. To support public transit and for reasons of public safety and convenience, primary building entrances to principle buildings shall be clearly visible and located on a public road or onto public open spaces.

Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall, for required spaces, conform with Provincial and municipal policies.

7. Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall, for required spaces, conform with Provincial and municipal policies.



Landscaped median features provide visual interest in the streetscape

8. To enhance the quality and safety of the public streetscapes the construction of parking lots/ structures which occupy significant proportions of the at-grade frontage of public roads shall not be permitted.

9. To reduce the impact of surface parking and to provide at grade amenity areas the provision of structured parking shall be encouraged for higher density forms of development. Where it is not feasible to locate parking in structures either below or above grade, parking should be located to the rear of principle buildings and/or within the exterior side yard.



Consistent building setback reinforces the street edge

Location of Buildings with Respect to Roads and Open Space

1. To reinforce the road, lane and block pattern, the following measures will be employed:
 - all buildings will be aligned parallel to a public road;
 - buildings will be located in proximity to the property line adjoining the public road;
 - siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;

- buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;
- the massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose; and,
- Buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their Importance as landmarks.



Buildings sited in relation to a walkway

3.2 Residential Buildings

Single Detached & Semi-Detached Houses

1. Buildings must have front and exterior side facades parallel to the road with front doors, windows and entry features facing the road to create a consistent street wall.
2. The setback to the main building face should be from 4.5 to 7.5 metres from the edge of the right-of-way. The setback to a main building face, which could be the main front wall, second floor room over or beside the garage, or a significant element such as a roofed porch or verandah. The setback for buildings in the Midhurst Estate Residential" or "Midhurst Transition Residential" designations may have a setback greater than 7.5 metres from the edge of the right-of-way where it can be demonstrated that the setback is in keeping with that of existing or other proposed adjacent buildings. The appropriateness of the setback for these units will be determined on a case by case basis.



Single detached house with integrated garage



Semi-Detached unit with recessed and covered garage

3. Garages shall be set behind or flush with the main building face or accessed from a rear lane. Garage doors facing a public road, shall be set back a minimum of 7.5 metres from the road right-of-way. This guideline does not apply to Lanes.

4. Corner lots and homes facing or abutting parks are priority lots within the neighbourhood. The design of these homes shall include the following considerations:

- where sides or flankage of buildings are visible, they should have windows, materials, and other architectural treatments equal to the front elevation of the house;
- the main front entrance should be located on the exterior side elevation, corner windows and wrap-around porches should be included to emphasize a corner location; and
- Fencing around front and/ or exterior side yards should not block the view of the sidewalk from the house; their height shall be limited to 1, 2 metres, and they should be primarily open structures, not solid walls.



Variation in roof configuration creates diversity on streetscape

5. Porches, stairs, canopies and other entrance features can encroach into the required setbacks.

6. Entry features and other architectural elements shall be incorporated into the front elevation of the house to reduce the visual dominance of the garage and the front drive.

7. Shared or grouped driveways will be encouraged to reduce the amount of asphalt on front yards.



The wrap around porch addresses both streets as frontage.

Townhouses

1. The siting, massing, and facade design of townhouse units shall be coordinated on a block-by-block basis.
2. The elevation of the townhouse block shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block.
3. Variety In the design of roofs is required to break up the massing of townhouse blocks.



Pairing of driveways minimizes their impact on the street.

4. The massing and built form of townhouse units adjacent to single/ semi- detached dwellings shall be broken down with architectural elements to promote visual integration.
5. Garages should be accessed from a rear Lane. Where they are not, garages should be paired to allow for more substantial front yard green space. Garages shall not protrude beyond the main front wall or porch of the dwelling unit.



Townhouses with garages on rear lane

6. Side and rear elevations visible from public areas shall have upgraded facade treatments.
7. Corner unit designs are encouraged to provide significant corner features such as a wrap-around porch, wall articulation, turret or bay window.
8. Buildings sited at the end of view corridor, such as at a "T" intersection, elbow roads, traffic circles and on prime corner lots should be designed with significant architectural elements.

Apartments

1. Apartment buildings should be oriented to front, face and feature the public road. A substantial portion of the building should front the public road at a minimum setback.

2. Entrances should be located and oriented to public roads.
3. Permanent parking, loading and service areas should be located in side or rear yards and set back from the front facade of the building.
4. A visitor drop off area should be located at the front of the building.
5. Rooftop mechanical equipment should be screened with materials that are complementary to the building.



Low rise apartment complex with interior courtyard



Apartment building oriented to public road

3.3 Residential Building Siting Guidelines

Appropriate siting of residential units and their architectural components contributes greatly to the community streetscapes. It can also be used as a tool in unifying the overall structure of a community.

General Siting Guidelines

For the purpose of these guidelines a block is defined as being composed of contiguous lots surrounded by streets.

1. Each block shall contain a mix of unit types with a variety of elevations;
2. Placement of houses with the identical elevations and colour treatment next to each other is not permitted. Identical unit elevations shall be separated by a minimum of two dwellings;
3. Each model design shall have 2 distinctly different elevations, while popular models may require more than 2 elevations to



Variety in unit types, massing and elevation design create attractive streetscapes



A curved street creates visual interest

avoid repetition and monotony within the streetscape;

4. Identical exterior colour packages shall be separated by a minimum of 3 dwellings;
5. The front facade wall should be sited close to the front lot line where possible, in keeping with permitted zoning;
6. A range of building front setbacks is encouraged for diversity on the street;
7. Entry doors should be visible from the street. Enclosure of porches is not permitted;
8. When siting different unit types on a street, appropriate transition should be considered to avoid drastic changes in height.; and,
9. Priority lots are the "character" lots of a development and a higher level of architectural design is expected for units on those lots as described in Section 3.4.



Variety in unit types, massing, and elevation design, creates an attractive streetscape

Siting Guidelines for Semi-Detached and Linked Dwelling Units

In addition to satisfying the general siting requirements, siting of semi-detached and linked dwelling units shall conform to the following guidelines. For the purpose of these guidelines, a semi-detached unit shall be defined as a dwelling with 2 attached units (left and right elevations).



Example of a semi detached building.

1. When sited on a corner lot, the semi-detached unit should have a corner unit design with upgraded flankage and rear elevations as noted in Section 3.4, Corner Units.; and,
2. The rear elevations of both semi-detached units on a corner lot shall be upgraded.

Siting Guidelines for Single Storey Detached (Bungalow) Units

In addition to satisfying the general siting requirements, the siting of single storey (bungalow) units shall conform to the following guidelines;

1. A minimum of 2 single storey units shall be sited together on interior lots, with a minimum of 2 two storey units sited on adjacent lots;
2. Siting of 1 single storey unit between 2 two storey units will be discouraged unless it displays a minimum 1 1/2 storey appearance and massing; and,
3. The siting of bungalow units on corner lots or lots adjacent to corners, shall not be permitted.



Example of a 1 1/2 storey Bungalow

Siting Guidelines for Townhouse Units

In addition to satisfying the general siting requirements, siting of townhouse units shall conform to the following guidelines.

1. When sited on a long street, Individual townhouse blocks should be sited with varied building setback to provide visual diversity on the street;
2. The architectural features/requirements noted In Section 3. 4, Corner Units, are to be Incorporated and if the corner unit rear wall plane is flush with the adjacent unit, then both unit rear elevations will require upgrades;
3. The massing and built form of townhouse units adjacent to single/semi- detached dwellings shall be designed to promote visual integration; and,
4. Every effort should be made to screen utility meters on townhouse units from public view through the use of recessed walls, in setting within walls, landscaping, or other screening solutions that are provided by the builder.
5. Where Bungalow townhouse units are proposed they should display a 1 1/ 2 storey structure or appearance and massing so that they transition and visually Integrate with adjacent 2 storey buildings.



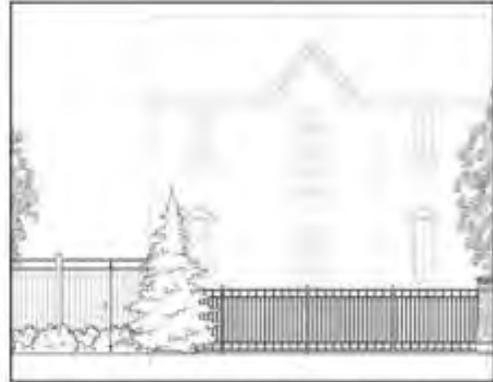
Example of a townhouse building.



Example of a townhouse building.

Privacy Fencing Guidelines

1. Hedges, and garden walls are encouraged. They shall be limited to a maximum of 1 m in height and be permeable to allow overview from public spaces;
2. Rear and side yard fences, where required, shall be consistent in design, colour, and materials and in accordance with any Township standards; and,
3. Fences provided by a developer/builder shall be subject to review by the Township or an approved Control Architect.



A decorative fence (1.2m) complements a wooden privacy fence (1.8m) along a side yard

Corner Lot Fencing

Corner lot fencing shall be provided in new communities and will conform to the following criteria:

1. Corner lot fencing shall be provided for screening of rear yard amenity area by the builder/ developer on all flankage lots where the rear yard is exposed to the street;
2. Corner lot and privacy fencing should be a maximum height of 1.8m or a height stipulated in a Noise Attenuation Report;
3. Where side yard fencing occurs the fence should meet the side of the house at a minimum distance of 1.5m - 2.0m from the rear corner of the unit, and may extend up to 1/4 of the length of the house or to a change of plane (i. e. bump -out, bay window, etc.);
4. Corner lot fencing will be designed to incorporate a gate on the portion of the fence that returns from the lot line to the side wall; and,
5. The exact location of corner lot fencing will be determined in a subdivision agreement.



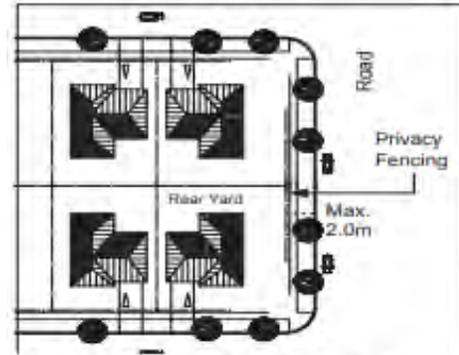
Decorative fencing is used to enhance a street.



Decorative fencing that includes masonry piers provide and enhanced street edge

Noise Attenuation Fences and Walls

1. Acoustic fences along Primary Roads shall provide adequate visual and physical buffer to the residences without creating an uninviting wall; and,
2. If masonry piers are used on acoustic walls they shall be the same material and colour with all other common entry conditions in a development.



Privacy fence should include a fence gate on return

3.4 Residential Buildings – Priority Lots

Priority Lots" are lots within a proposed community that have high public exposure, such as corner lots or lots located adjacent to public open space. The building design on these lots should be of a high architectural quality. Architectural and siting treatments for different lot configurations are recommended, In order to promote a defined and an attractive streetscape with constructed focal points.



Example of a "character" lot

A Priority Lot Map that identifies and illustrates various priority lot treatments shall be provided by the Builder/Developer to the Township once the draft plan for a proposed development has been finalized. Units shall be approved for siting, on Priority Lots, based on the guidelines set out below.

Gateway Units

Gateway units are units located at the entry to the community from the surrounding roads. Units shall be designed with the following principles in mind:



A gateway condition with a community identity feature to define the entrance

1. Gateway dwellings shall be given special consideration in architectural design, massing, orientation, siting and materials, and shall be of high architectural quality; that,

2. Entry elements and porches are encouraged to produce interest in the facade as well as to help define the entrance to the neighbourhood;
3. Pairing of similar model units on lots directly opposite each other to establish and enhance a gateway condition is encouraged;
4. Landscape and landscape features should be provided to accentuate gateways; and,
5. The architecture and landscape of the residence should coordinate with the architecture and landscaping of a community entry feature.

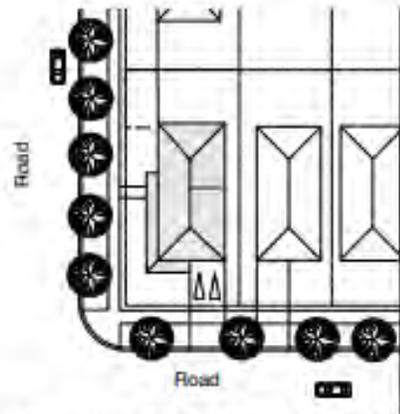


Planted medians further enhance gateways into a community

Corner Units

These guidelines apply to all corner lots, to units flanking on primary streets, and units where side yard to front yard conditions exist.

1. Special models designed specifically for corner lot conditions shall be offered for corner lots with at least two elevations per model.
2. Side and rear elevations visible from the street shall have consistent materials and details as per the front elevation;
3. Where the floor plan allows, a front door is encouraged on the side elevation of the house, with access to the sidewalk if a sidewalk exists. Other design solutions shall be considered;
4. Entry doors should be visible from and oriented to the street;
5. Unit designs are encouraged to provide an architectural feature at the corner:
 - All corner unit designs shall have an option for a wrap-around porch;
 - Where no wrap around porch is provided, a portion of the units at the



Dwellings located at the intersection of two streets shall address both streets



A dwelling with a front porch open to the flankage street and fencing to reinforce the corner

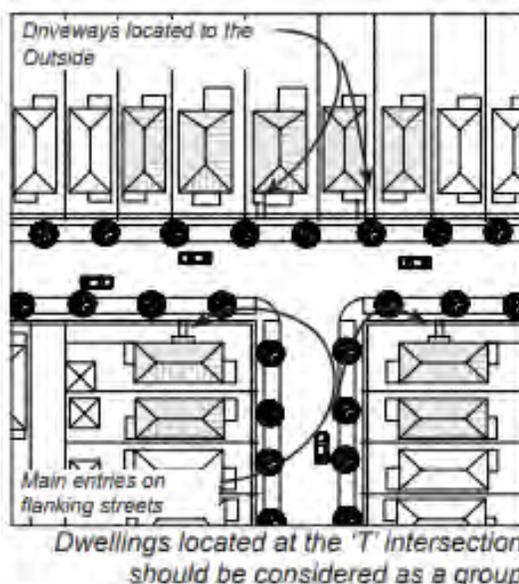
corner shall consist of an active living space, the facades of the unit facing the streets shall have window openings consistent with front elevations, and the use of special architectural features should be considered;

6. In cases where a townhouse is sited on a corner lot, the end units flanking a street are defined as priority lots. In cases where a semi-detached dwelling (2 units) is sited on a corner lot, both units will be defined as a priority lot; and,
7. Utility meters should be located on interior side elevation of detached units. For semi-detached units the meter can be located on the street facing elevation but it must be screened architecturally or placed inconspicuously at a wall jog. Townhome corners will be designed with recessed meters or be screened architecturally.

“T” Intersections/Elbow Streets

T" Intersections occur when one road terminates at right angles to another. Consideration should be given to homes at the top of the T" Intersection and the two last lots on either side of the road that terminates at the intersection. Elbow Streets occur at a bend on the road, with more than one unit at the end of the street view.

1. Architecture on lots at the end of "T" intersections shall have facade designs that utilize elements such as coordinated fenestration, masonry detailing, and entry elements;
2. Pairing of side yards is encouraged to form a landscaped area at the terminus of the "T" Intersection;
3. On elbow streets driveway locations shall be carefully considered to avoid driveways on adjoining lots merging at the street line; and,
4. Where side elevations on elbow streets are partially visible from the street, materials consistent with those of the front elevation should be employed.



Example of an elbow street.

Building Facing and Flanking Window Streets

1. Units visible from Primary Roads shall be given special consideration in architectural design, massing, orientation, siting and materials and shall be of high architectural quality;

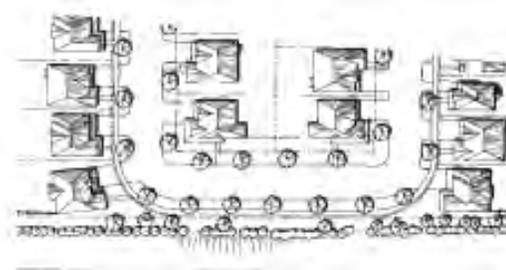
2. Facades shall be highly articulated through coordinated fenestration, masonry detailing, accent gables, dormers, and/ or other special treatment;

3. Units fronting onto a window street should have highly articulated entries through the use of entry features such as projecting porches facing the street;



Example of a pedestrian walkway/link

4. Side and rear elevations flanking Primary Roads shall be highly articulated, as per corner lots, and be consistent with the front elevation in terms of materials, fenestration style and detailing;



Example of community window buildings flanking a Primary Road

5. Garages are encouraged to be recessed from the front wall face of these units to reduce their presence on the street;

6. The siting of bungalows on window streets should be discouraged; and,

7. Entrances on window street lots should be visible to and where possible, face the window street.

Buildings Adjacent to Parks / Open Space / Pedestrian Linkages

1. Front, side and rear elevations exposed to active public spaces including open spaces, wood lots, stormwater management Example of community window buildings facilities, greenway links, and pedestrian walkways shall be highly Banking a Primary Road articulated. A combination of fenestration, bay windows, material changes and dormers may be used to achieve the objective;



Townhomes provide a strong edge and frame the park and playground

2. Where possible side elevations facing parks and open spaces should Incorporate a porch feature to visually address these features;

3. The location of porches, windows and entry doors of units, surrounding parks and parkettes , should provide opportunities for overview and safety;



Example of townhomes fronting onto park

4. Side and rear elevations should adopt a similar design and employ materials that are consistent with those used on front elevations. Architectural detailing such as corbelling should continue from front to side elevations, where visible to the public;
5. Projecting porches are encouraged to emphasize the entrance as well as to reduce the presence of the garage;
6. At walkway entrances, units should create a sense of entry through location of windows and front doors. Informal planting of coniferous and deciduous trees may be used to frame a pathway; and,
7. Driveways of adjacent homes should be located as far away as possible from the public space.

3.5 Guidelines for Public / Institutional Buildings

Public Institutional uses form an important aspect of community identity. Buildings serving these uses act as Important built landmarks in the community. Careful attention must be paid to the design of these structures to ensure that they reflect the built quality and integrate with the scale of the surrounding neighbourhood.



Projecting entry and tower element emphasize the main entrance

1. Public institutional buildings should be sited prominently and where possible, should terminate views.
2. Public/Institutional buildings should front on Minor or Major Primary Roads and be located close to the road to reinforce the street wall and define intersections.
3. Public/Institutional buildings should set a high standard of architectural design and reflect the scale and character of surrounding neighbourhoods.



School reinforcing the road edge

4. Special landscape features are encouraged to distinguish important landmark buildings at the pedestrian level.
5. Public/ institutional buildings should be designed as special landmark buildings with high quality design, materials and finishes. The site should be well landscaped in recognition of their prominent locations and status as landmark buildings.
6. Public/ institutional buildings should be located close to the road right-of-way to reinforce the road edge to create a visually dominant feature in the community.
7. The front door of all Public institutional buildings shall be connected with a walkway to the sidewalk on the road.
8. Parking should be located at the side or rear of the building.

9. Drop-off areas should be provided for buses and cars at the side of the building, but may be located in the front of the building subject to building design and site plan considerations.
10. Consideration for a road lay- by should be given for buses and cars.
11. Rooftop mechanical equipment should be screened with materials that are complementary to the building or through parapet height where applicable.



School located adjacent to natural Features

3.6 Guidelines for Retail / Commercial Buildings

1. Retail/ commercial uses will be encouraged at the ground level and office commercial and residential uses are encouraged on the upper levels of buildings that front the square,
2. Both the residential and commercial components of buildings should be of quality construction and architectural details and should respond to neighbouring structures in massing, height and materials.
3. The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped to maintain an appropriate scale in relation to adjacent residential uses.
4. Buildings should be oriented to front, face and feature public roads, especially with buildings located at corners.



Example of mixed use building with retail/commercial uses on ground floor



Variations in colours and materials create a visually appealing facade

5. Building facades along the public roads should be articulated with colour, material variations, windows and other treatments of the wall plane to provide a high quality of design, detail, and variety. The design treatment of flanking facades visible from the road should be similar to that of the front facade.



Mixed use building overlooking onto public road

6. All facades that overlook roads and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.

7. Building facades should be treated as pedestrian areas and public spaces:

- pedestrian areas in front of the buildings should be wide and well-landscaped with furniture, lighting and planting;
- tree planting should be carefully planned with signage to avoid conflicts;
- canopies should be considered to provide weather protection to pedestrians; and,
- planting should be in large continuous planting beds.



Similar materials and colours encourage integration between different uses

8. Building entrances should be prominent and linked to sidewalk through walkways, covered porches or hard-surfaced patios.

9. Ground level floor-to-floor height should allow for conversion from residential to commercial uses.

10. The front yard could be either hard or soft surface, depending on use and should include a low, visually permeable fence at the edge of the sidewalk to define the semi-private areas and to add continuity to the streetscape.



A clear pedestrian route, enhanced by tree planting in retail plaza parking lot

11. A variety of roof shapes should be considered to avoid the monotony of flat roofs.

12. All utility equipment, rooftop mechanical equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned so as not to be visible from the public road and screened with materials that are complementary to the building design.

13. Parking areas should be designed in small sections and include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.



Landscape treatment screens surface parking areas

14. Trees, shrubs and groundcovers should be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide for pedestrian circulation.

15. Parking areas should be screened from view from roads, open spaces and adjacent residential areas with low fencing and planting.

16. Parking areas should be located at the side or rear of the development and set back from the road right-of-way.



A variety of complementing signage add interest to the facade

17. Servicing and loading areas should be located behind buildings and be screened from view. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way.

18. Signage should provide a high level of clarity, visibility, and visual interest and shall complement the architecture of the building(s) in its scale, materials, consistency, and design.

3.7 Guidelines for Industrial Buildings

1. Building facades along the public streets shall be articulated with colour, material variations, windows and other treatments of the wall plane to provide a high quality of design, detail and variety.
2. The design treatment of flanking facades visible from the road shall be equal to that of the front facade.
3. Windows shall be encouraged on all facades that overlook streets and open spaces; reflective mirror glass shall not be used for windows at grade.
4. Entrances to buildings shall be prominent and visible with entrance canopies, awnings and other architectural elements.
5. Rooftop mechanical equipment shall be screened with materials that are complementary to the building.



Loading and Parking

6. Loading and service areas shall not be located at the front or exterior side of the buildings.
7. Loading and service areas shall be screened from view from the street, public open spaces and adjacent residential areas.
8. Parking areas should be located at the side or rear of the building and set back from the street right-of-way.
9. Parking areas should be designed in small sections and include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.
10. Parking areas should be screened from view from streets, open spaces, and adjacent residential areas with low fencing and planting.



Landscaping

11. The landscape treatment of Individual properties have a role in creating the image of the entire employment areas and therefore must be coordinated.
12. The front yard setback shall be landscaped to define pedestrian walks, the main building entrance and to screen parking areas.
13. Pedestrian circulation through parking lots, and from the street to building entrances shall be clearly defined with special paving, lighting and landscape treatment.
14. Planting shall visually enhance individual sites, screen parking and loading areas — while enabling views of buildings — and create a consistent landscape treatment along streets.
15. Landscape design shall relate to the architecture of the building with particular attention to entrances and windows, architectural massing, rhythm, detailing and sightlines.
16. Substantial landscape treatment shall be used to help define large parking areas into small pods.
17. Buffer planting shall consist of a mix of Indigenous evergreen and deciduous plant species of a suitable height and configuration to provide a visual screen between adjacent properties during all seasons.
18. Trees, shrubs and groundcovers shall be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide the preliminary pedestrian circulation.
19. Planting beds shall be established to enable plant material to be massed to create a healthy and sustainable landscape.



Springwater Official Plan

Section 9 – Residential Policies

9.1. General Policies

9.1.1. Objectives

- 9.1.1.1. To encourage a high standard of community design such that the existing amenity of residential communities is maintained and enhanced.
- 9.1.1.2. To restrict growth outside of the urban settlement areas.
- 9.1.1.3. To continue to encourage the growth of urban settlement areas in a manner which will foster the creation of identifiable urban centres with the appropriate level of municipal, institutional and retail services.

9.1.2. Policies

- 9.1.2.1. For the purpose of this Plan the various residential uses found or anticipated within the Township have been set out herein under the headings of Urban Residential, Rural Residential and Estate Residential. In addition to the general policies of this subsection, more detailed policies applicable to the various residential types have been set out in the following subsections. More specific and detailed policies may also be found in Section 8, Settlement Areas, in regard to these particular settlement areas.
- 9.1.2.2. Growth and settlement in the Township should generally be directed away from rural areas to the urban settlement areas, which have a range of infrastructure services, community facilities, commercial development, parks, schools and other facilities typically associated with settlement areas.
- 9.1.2.3. Residential uses shall be generally confined to areas designated for such uses in recognized settlement areas. The infilling of existing lots in these settlement areas will be encouraged.
- 9.1.2.4. Where major residential development is proposed **as an expansion to an existing settlement area or the establishment of a new settlement area**, [Mod. #33 - Jan.28/98] justification studies as may be required through Section 8.1.5 of this Plan, shall be necessary.
- 9.1.2.5. Generally residential development shall be permitted only a Registered Plan of Subdivision or through the condominium process and shall generally be provided with at least a piped water system designed to be connected to an overall community system. The operation and ownership of any such water

- system shall be determined through development agreements or other similar agreements to the satisfaction of the Municipality. All plans of subdivision for residential development shall have sewage disposal systems acceptable to the Ministry of Environment and Energy or the appropriate agency having jurisdiction.
- 9.1.2.6. The Township supports the principle of permitting a variety and mix of housing types in the Township. The type of housing and density of development will, in part, be determined by the Municipal services available to facilitate new residential development; the nature and character of existing residential development in the community; the physical capability of the site to sustain the proposed residential development and the availability and nature of domestic water supplies.
 - 9.1.2.7. Residential development, whether by subdivision or otherwise, will not be permitted if such development may cause an undue extension of public services or if such development would cause an undesirable pattern of growth which would prevent orderly growth in a compact manner.
 - 9.1.2.8. It is not intended that all land designated in this Plan for residential purposes will be zoned initially for such use. In order to regulate the development of such lands it shall be the policy of Council to consider the placement of certain lands in holding zones in order that such lands may be released for development, when determined appropriate, by amendment to the implementing Zoning By-law.
 - 9.1.2.9. Council's approval of Plans of Subdivision will be subject to the completion of a stormwater management plan for the lands involved to the satisfaction of Council and the appropriate agency having jurisdiction. The proposed scheme shall ensure that there is no adverse impact within the watershed.
 - 9.1.2.10. Generally, new residential development will not be approved unless parkland or funds in lieu of the amount of 5% of the land under application are dedicated or paid. The dedication of parkland or payment in lieu of such parkland or a combination thereof shall be determined by the Township on the merits of the individual subdivision including the physical condition of the land, the location of the subdivision, and the availability of the existing park facilities.
 - 9.1.2.11. All lands dedicated to the Township for parkland purposes under the applicable sections of the Planning Act, shall be conveyed in a physical condition satisfactory to the Township. Where open watercourses are involved, adequate access and space shall be provided for maintenance operations.

- 9.1.2.12. In subdivision applications involving the dedication of relatively small areas of parkland in the urban settlement areas, the Township shall have regard for the possibility for the future provision of adjacent available land to enlarge such a park. This policy is included to encourage the acquisition of parkland rather than the acceptance of cash in lieu in the approval of relatively small subdivisions.
- 9.1.2.13. Development shall be serviced by and have frontage on a municipally assumed internal road network constructed to municipal standards, as may be defined by the Township.
- 9.1.2.14. Development shall be designed to preserve as much as possible, a site's physical attributes such as tree coverage and varying topography for the benefit of future residents.
- 9.1.2.15. Adequate off street parking shall be provided for all permitted uses.
- 9.1.2.16. Development should comply with the minimum separation distance as determined by the application of the Provincial Minimum Separation Distance Formula as amended.
- 9.1.2.17. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of Environment and Energy. Measures will be taken to mitigate adverse impacts from non-residential uses, arterial roads, highways and railways on residential properties/

9.2. Urban Residential

9.2.1. Definition

- 9.2.1.1. The Urban Residential classification of land shall mean that the predominant use of land in areas so designated shall be for low to medium density residential uses. The uses permitted shall be limited to single detached dwellings, semi-detached (including linked semi-detached) or duplex dwellings, single detached dwellings converted to multiple unit dwellings, multiple unit dwellings including triplexes, fourplexes, townhouses and low rise apartment buildings, **schools (excluding private schools) [Mod. #34 - Jan.28/98]** and group homes and home occupations established in accordance with the provisions of Section 25. Other uses considered necessary to serve residential areas may be permitted including open space uses, community facilities such as parks and playgrounds, places of worship, cemeteries and libraries.

9.2.2. **Policies**

9.2.2.1. The density of new residential development within the Urban Residential designation will be dependent on the type of hard service infrastructure available and the capacity of these systems to accommodate growth. Policies which address the development density for those areas designated Urban Residential are found in Section 8, Settlement Areas, and are related to the specific settlement area. For the purpose of this Plan a net residential hectare shall be defined as the area of residential development less public space, open space, schools, collector and/or arterial roads,

9.2.2.2. In considering any new plans of subdivision, Council will have regard for the existing inventory of vacant residential lots to ensure that an excess of undeveloped lots is not created.

9.2.3. **Development Criteria for Low Density Residential Development**

9.2.3.1. Low density residential development shall consist of single detached, semi detached and duplex dwellings.

9.2.3.2. Development proposals which are innovative in design, which foster a sense of community and are effective in reducing the cost of housing while maintaining an appropriate standard of development consistent with surrounding uses shall be encouraged.

9.2.3.3. The maximum number of semi detached or duplex dwelling units within a new plan of subdivision should not exceed 15% of the total number of dwelling units proposed for the development.

9.2.4. **Development Criterial for Multiple Unit Dwellings**

9.2.4.1. The uses permitted shall be limited to multiple unit dwellings including triplexes, fourplexes, townhouses, low rise apartment buildings and senior citizen multiple dwellings.

9.2.4.2. Multiple unit dwellings shall be located so as to minimize their impact on adjacent lower density residential uses. Generally, multiple unit dwellings shall be located on arterial or collector roads or have access to arterial or collector roads without the necessity of passing through areas of lower residential density.

9.2.4.3. In considering development applications Council shall ensure that the proposed multiple unit dwelling will not create a traffic hazard and that its impact on low density residential areas will be minimal.

- 9.2.4.4. Multiple unit residential development will require full municipal or communal servicing and shall occur in accordance with the appropriate policies of this Plan in this regard.
- 9.2.4.5. The maximum height of a multiple unit dwelling should not exceed 11 metres (36 feet).
- 9.2.4.6. All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.
- 9.2.4.7. Adequate off street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.
- 9.2.4.8. Adequate buffering shall be provided between the proposed use and adjacent uses, particularly adjacent single detached residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- 9.2.4.9. Development proposals will be expected to address and reflect the policies and requirements related to urban design criteria as set out in Section 7, Community Design.

9.2.5. **Development Criteria for Residential Conversions**

- 9.2.5.1. The relevant development policies set forth in this Plan shall apply to residential conversions with Urban Residential areas in addition to the following specific policies.
- 9.2.5.2. The uses permitted shall be limited to the conversion of single detached dwellings into multiple self-contained residential dwelling units.
- 9.2.5.3. Criteria establishing the buildings eligibility for conversion shall be included in the implementing Zoning By-law.
- 9.2.5.4. The servicing of converted dwellings shall occur in accordance with the appropriate policies of this Plan.
- 9.2.5.5. All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.
- 9.2.5.6. The minimum gross floor area of living space for each dwelling unit generally shall not be less than 42 sq. metres (450 sq. feet) for a 1 bedroom unit with an increase of 13 sq. metres (140 sq. feet) for each additional bedroom.

- 9.2.5.7. The converted dwelling shall comply with all pertinent provincial and municipal regulations and By-laws relevant to such matters as fire, health, safety and occupancy.
- 9.2.5.8. Adequate buffering and screening shall be provided between the converted dwellings, parking areas and adjacent uses particularly adjacent single detached residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees or shrubs and the location of a berm or fence.

9.2.6. Special Urban Residential Policies

- 9.2.6.1. Elmvale: In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Elmvale.
- 9.2.6.2. At least 60% of the total number of lots within a new Plan of Subdivision should have a minimum area of 555 m² (5974 sq. feet) with minimum frontage of 18 metres (59 feet), and shall accommodate single detached dwellings. No lot within a new Plan of Subdivision should encompass less than 460 m (4951 sq. feet) with minimum frontage of 15 metres (49 feet). For the purposes of this Plan a parcel of land which accommodates two duplex dwelling units or two semi-detached dwelling units shall be deemed a lot and should provide a minimum frontage of no less than 18 metres (59 feet).
- 9.2.6.3. The maximum number of semi-detached or duplex dwelling units within a new Plan of Subdivision should not exceed 25% of the total number of dwelling units proposed for the development.

9.2.7. Special Urban Residential Policies [OPA #13 OMB approved Jan. 27/03]

- 9.2.7.1. Snow Valley: In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Snow Valley.
- 9.2.7.2. In addition to those uses included in Section 9.2.1.1, waste water treatment facilities or communal wastewater treatment systems may be located within lands designated as “Urban Residential” in accordance with Section 29.19.4.
- 9.2.7.3. The maximum net density (excludes roads and parkland) for each phase of development where the area of the phase is designated Urban Residential is 5.5 units per net hectare.
- 9.2.7.4. The maximum number of units per development area within each phase of proposed residential development has been determined through hydrogeological studies.

The applicable maximum number of units are as follows:

Subwatershed A

| Phases | Units | Modified |
|----------------------------|-----------------|-------------------|
| Phase 1a | | [OPA No. 25 & 26] |
| Development Area 10 | 48 Units | |
| Development Area 11 | 92 Units | |
| Development Area 13 | <u>10 Units</u> | [OPA No. 32] |
| Maximum Total No. of Units | 150 Units | |
| Phase 2a | | |
| Development Area 4 | 23 Units | |
| Development Area 6 | 56 Units | [OPA No. 56] |
| Development Area 8 | <u>25 Units</u> | |
| Maximum Total No. of Units | 51 Units | |

Subwatershed B

| Phases | Units | Modified |
|--------------------------------|------------------|-------------------|
| Phase 1b | | |
| Development Area 2 | 49 Units | [OPA No. 56] |
| Development Area 3 | <u>2 Units</u> | |
| Maximum Total No. of Units | 47 Units | |
| Phase 2b | | |
| Development Area 12 | <u>82 Units</u> | [OPA No. 32] |
| Maximum Total No. of Units | 82 Units | |
| Development Area 12 a) Cameron | 87 Units | [OPA No. 49] |
| Development Area 12 b) Collins | <u>36 Units</u> | |
| Maximum total number of Units | 123 Units | |
| Phase 3b | | |
| Development Area 14 | 62 Units | |
| Development Area 15 | <u>34 Units</u> | |
| Maximum Total No. of Units | 96 Units | |
| Phase 4b | | |
| Development Area 1 | <u>104 Units</u> | [OPA No. 42 & 56] |
| Maximum Total No. of Units | 101 Units | |
| Development Area 11 a | <u>17 Units</u> | [OPA No. 45] |
| Maximum total number of units | 17 Units | |

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- 9.2.7.5. Prior to the approval of a plan of subdivision or condominium plan, the developer(s) shall engage a qualified professional to prepare a Tree Preservation Plan for all residential land uses to the satisfaction of the Township in consultation with the Nottawasaga Valley Conservation Authority.

As a condition of development, the Township may impose Site Plan Control for lands included in the Urban Residential designation in accordance with Section 29.13 in order to implement the Tree Preservation Plan.

9.3. Rural Residential

9.3.1. Definition

9.3.1.1. The Rural Residential classification of land shall mean that the predominant use of land in areas so designated shall be for low density residential uses. Home occupations, open space uses and community facilities such as parks and playgrounds, places of worship, cemeteries and libraries may also be permitted. Existing non-residential uses may be recognized in the implementing Zoning By-law. Future re-designation of such areas to permit non-residential uses is not anticipated and should generally be discouraged.

9.3.2. Policies

9.3.2.1. The purpose of the Rural Residential designation is to recognize small growth areas, which could be described as “corner” or “cluster” development, which were typically established prior to planning controls being put in place and where, under the current direction of the planning policies of this Official Plan, further growth is generally not anticipated or encouraged.

9.3.2.2. The future development of these areas in a linear form by the construction of new residences beyond the extremity of these built up areas as designated on Schedule “A”, should not be permitted.

9.3.2.3. Further residential development of these areas may be permitted, on the basis of infilling, by severance or plan of subdivision in accordance with the policies of this Plan and the requirements of the implementing Zoning By-law.

9.3.2.4. No infilling development shall be permitted where new access to the roadway may cause a potential traffic hazard.

9.3.2.5. Minimum lot size will be determined through appropriate studies and in consultation with the Simcoe County District Health Unit and/or the Ministry of Environment and Energy or the appropriate government agency having jurisdiction.

9.3.2.6. As set out in Section 9.3.2.1 and 9.3.2.2, the expansion of these areas is not expected or encouraged. If an expansion is deemed by Council to have merit, such expansion may only occur through an Official Plan Amendment which must address the need, effect, development framework and rationale for any such development. A key element in any such development proposal will be development in depth and the avoidance of further linear development.

9.4. Estate Residential

9.4.1. Definition

- 9.4.1.1. The “Estate Residential” classification of land shall mean that the predominant use of land in areas so designated shall be for permanent, single detached residential dwellings. Home occupations, open space uses and community facilities such as parks and playgrounds may also be permitted.

9.4.2. Policies

- 9.4.2.1. One of the main objectives of this Plan is to direct new growth to existing settlement locations and avoid scattered residential development in the rural areas of the Township. In recognition of this objective, past development initiatives, demand, supply and regulatory constraints associated with the development of estate type housing, it is anticipated that only limited Estate Residential development will be allowed in the Township. Furthermore, it is the policy of this Plan that no new Estate Residential type development proposals will be approved until such time as the existing approved supply of vacant lots, as of the date of adoption of this Official Plan, is substantially developed or an investigation into the desirability of this housing form is completed to determine future need. Where development of this type is proposed the policies of this section will need to be addressed and satisfied.
- 9.4.2.2. It is not the intention of Council to encourage Estate Residential development on all lands considered unsuitable for agricultural use. The preservation of farmland must coincide with the preservation of the farming communities in the Township. **[OMB Order #2575]** Increasing urbanization in agricultural areas has in the past made farming more difficult as the services available change from farm oriented to urban. The prime consideration in the approval of Estate Residential development, in addition to the other criteria in this section, shall be the impact of such development on the rural fabric of the Township. **The provisions of the Provincial Minimum Distance Separation Formula as amended, and the policies of this section shall be used as guidelines in protecting agricultural operations. [Mod. # 35 - Jan.28/98]**
- 9.4.2.3. **It is not the intention of Council to encourage Estate Residential development on lands with important natural heritage features. [Mod. # 36 - Jan.28/98]** In these areas care shall be taken so as to minimize the removal of natural vegetation cover which will aid in maintaining the stability of slopes and prevent damage by erosion due to excessive runoff. Every effort shall be made to protect the amenities of the natural environment and maintain the rural character of the landscape. The policies of Section 16, **Natural Heritage, [Mod. # 36 - Jan.28/98]** in regard to significant woodlands

should be reviewed in conjunction with any such proposals and implemented as may be appropriate.

9.4.2.4. All estate development on land not already so designated shall require an Official Plan Amendment and a Zoning By-law Amendment regardless of the number of lots proposed. All Estate Residential developments will be required to proceed by way of Registered Plan of Subdivision.

9.4.2.5. In considering applications for Estate Residential developments, the following policies and criteria shall be satisfied.

- a) Subject to the provisions of Subsection 9.4.2.5 b) below, no new Estate Residential building lots may be created in areas designated "Agricultural" on Schedule "A" to this Official Plan. It is acknowledged that areas exist throughout the Township which are currently not being used for active farming purposes but do consist of agricultural lands and could be converted to active farmlands in the future and therefore should be preserved.
- b) Where the boundaries of the "Agricultural" designation are in question, the owner shall obtain a Soil Survey Report regarding the nature, quality and potential of the soil on the subject site. This report should also assess the probable impact of any proposed development on adjacent or nearby farming operations. The Township may consult with the Ministry of Agriculture, Food and Rural Affairs or appropriate Ministry of agency to determine if development is appropriate.
- c) In addition to the above, consideration should be given to the proximity of the proposed residential subdivision to any adjoining or nearby agricultural crop or pasture lands. A minimum distance separation of 500 metres (1650 feet) shall be required between the crop lands and 150 metres (500 feet) from pasture lands and the "Estate Residential" designation. Where the current method of fertilization of the adjacent farmlands involves animal waste or the use of sewage sludge or septage, the distance separation shall be increased to 1000 metres (3300 feet).
- d) No subdivision may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation Formula as amended, or within 1000 metres (3300 feet), whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen, manure storage facility or similar use. The distance separation requirements shall also apply to farm related structures such as corn dryers, where due to noise, dust, odour or hours of operation it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop. Consideration shall also be given to any

future development or redevelopment plans of any adjacent agricultural uses involving livestock, and where it can be reasonably demonstrated that such development is probable, the distance separation requirement shall be applied from the area where the proposed agricultural use is to be located.

- e) Estate development should be permitted only where soil and drainage conditions are suitable to permit the proper siting of buildings, the supply of potable water and the installation of an adequate means of sewage disposal. Prior to considering any such application, the Township shall obtain an opinion from the Simcoe County District Health Unit or the appropriate government agency having jurisdiction. A hydrogeology study shall be required for all Estate Residential developments.
- f) Estate development should not be permitted in any areas subject to flooding or erosion, having a steep slope, being swampy or having organic soil. Should a portion of the property to be developed contain such land, the Township shall obtain an opinion from the Conservation Authority or other appropriate agencies.
- g) Estate development should be permitted only in areas which have interesting topography and scenic amenities and are not adversely affected by noise, air pollution or insect infestation.
- h) Estate development should not be permitted in or near potential mineral resources or existing extractive operations unless it can be clearly shown that the area is adequately buffered from such operations as well as truck traffic, dust, odor and noise by substantial vegetative cover or by significant land forms. In this regard the prevailing wind direction will also be important. The Township shall obtain an opinion from the appropriate government agency having jurisdiction, when lands designated "Industrial-Extractive" or "Area of High Aggregate Potential" are involved.
- i) Estate development should be permitted only in areas where there is easy and economic access to community facilities but should not be in areas where future urban development requiring piped services is anticipated.
- j) Estate development shall have frontage onto an existing public road which is maintained year around and is of a reasonable standard of construction as may be defined by the Township. Access to main roads directly from individual lots shall be restricted whenever possible. Estate development should not be permitted where it will have an adverse effect on traffic movement on main traffic routes. All Estate

Residential development will be required to obtain a report from the Township and/or County Road Superintendent. All access onto County or Provincial roads will require the approval of the County or the appropriate provincial agency having jurisdiction.

- k) Estate development should be permitted only in areas which front onto a paved road or where it is intended that the existing road is to be paved as part of the development proposal so that traffic on gravel roads is not increased. Consideration should be given to planned road improvements and potential transportation patterns.
- l) Estate development should be permitted only in areas where it can be readily serviced by school buses.
- m) The conveyance of parkland or payment in lieu of such parkland shall be determined on the merits of the individual project including the physical condition of the land, the location of the subdivision, and the availability of existing park facilities.
- n) As a minimum, a preliminary archaeological assessment, carried out by a qualified consultant will be required to determine the possible existence of archaeological or heritage resources which might be affected by the development of the property.
- o) The minimum lot frontage for an Estate Residential lot shall generally be 60 metres (196 feet) and the minimum lot area for an Estate Residential lot shall generally be 0.6 (1.5 acres) hectares.
- p) Notwithstanding the lot size requirements of this section, where an Estate Residential development presently exists, lots of similar size to the existing lots may be permitted within the immediate vicinity of such lots. However, no further division of existing Estate Residential lots shall be permitted. The creation of additional building lots by subdividing existing lots within a Registered Plan of Subdivision in an Estate Residential designation shall be prohibited.
- q) In order to maintain a natural aesthetically pleasing development, in harmony with the low density and rural nature of the Township, Estate Residential developments should not exceed 30 lots. Those developments that exhibit unique or innovative designs or lifestyle circumstances may be considered for additional lots.
- r) In an effort to maintain the rural nature of estate development and to avoid the overbuilding and concentration of these uses, no new estate development should be located closer than 500 metres (1600 feet) from any other area designated Estate Residential.

- s) In an effort to maintain the rural nature of estate development and to avoid the overbuilding and concentration of these uses, no new estate development should be located closer than 500 metres (1600 feet) from any other area designated Estate Residential.
- t) Council should not consider any proposal for an Estate Residential development that does not satisfy all the policies of this Plan regarding site, locational and density requirements

9.5. Special Urban Settlement Area Policies

9.5.1. Midhurst

- 9.5.1.1. North of Doran Road, areas designated or which may be designated “Estate Residential” are subject to severe development constraints due to steep slope conditions. Prior to any development taking place within these areas, Council may require the developer to enter into a Site Plan Agreement under the provisions of the Planning Act. Such an agreement would include information on topography, drainage, the location of structures and all related facilities such as sewage disposal areas and driveways and any additional information deemed necessary by the Municipality, as may be allowed under this section of the Act. Generally the location of municipal roads within these areas shall be discouraged.
- 9.5.1.2. All substantial development shall proceed only by Registered Plan of Subdivision serviced by the community’s water system and individual lot sewage disposal systems.

9.5.2. Midhurst, Urban Residential, Lot 16, Concession IV and V

- 9.5.2.1. The Official Plan of the former Township of Vespra provided for a type of rural subdivision development known as County Residential. The policies regulating this type of development provided for, among other things, a lot size reduction less than that required under the Estate Residential policies. As the result of an Official Plan updated in 1993, Council determined that the policy provisions regarding Country Residential development should be deleted from the Plan. This decision was implemented through Official Plan Amendment No. 28 which deleted the policies other than those required to guide development on previously designated sites. In recognition of the previous designation of these sites for residential development and for the purpose of this Plan, those areas formerly designated Country Residential and listed above, are now designated “Urban Residential” and shall be subject to the following policies.

9.5.2.2. **Policies**

- a) Permitted uses as set out in Section 9.4.1.
- b) The general site development policies of the Estate Residential section shall apply.
- c) Development subject to this subsection may have a range of lot sizes between a minimum of 0.2 hectares (.5 acres) and a maximum of 0.8 hectares (2 acres) depending on site and soil conditions.
- d) Development subject to this subsection shall be serviced by a piped communal water supply system. If proven feasible, the Township may require integration of any communal water system constructed to serve development in Lot 16, Concession 4 with a communal water system which may be developed in Lot 16, Concession 5.

9.6. Exceptions

9.6.1. Part Lot 6, Concession 2 (Flos OPA#26, 1990)

9.6.1.1. Notwithstanding the policies of Section 9.4.2, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential developments and existing crop and pasture land. The development of the property reflects a rural-agricultural theme, consistent with the historical agricultural development of the Township by incorporating an equestrian centre and riding trail system with the Estate Residential component. The equestrian and Estate Residential components together provide an opportunity, for people interested in horses, to live in a planned development which can accommodate their particular lifestyle requirements.

9.6.2. Southeast 1/4 of Lot 56, Concession 1 (Former Flos)

9.6.2.1. Notwithstanding the policies of Section 9.4.2, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential development and existing crop and pasture land. Furthermore, the requirement which requires a distance separation from a barn, feedlot, livestock pen or similar use shall not apply to the above captioned property.

9.6.3. Part of the South Half of Lot 5, Concession 9 (OPA #48)

9.6.3.1. Notwithstanding the policies of Section 9.2.6.2, the above captioned property shall be exempt from those policies and the following policies shall apply.

At least 60% of the total number of lots within a new Plan of Subdivision shall have a minimum area of 400 m² with a minimum frontage of 12 metres, and shall accommodate single detached dwellings. No lot within a new Plan of Subdivision shall encompass an area less than 390 m² or a lot frontage less than 12 metres.

- 9.6.4 Part of Block 61 of Plan 51M-837, Part 1 Plan 51R-36850 (OPA #57)
- 9.6.4.1 Notwithstanding the policies of Section 9.4.2.4, limited residential development is permitted by way of consent, not resulting in more than two (2) residential lots.
- 9.6.5 Urban Residential Special Provisions [Elmvale Developments Inc. (OPA #59)]:
 - 1) Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc.) shall permit the maximum height of a multiple dwelling to not exceed 13 metres (42.65 feet).
 - 2) Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc) shall be exempt from Section 9.2.6.2.

Springwater Official Plan

Section 10 – Adult Lifestyle Communities

10.1. Definition

10.1.1. The uses permitted in an “Adult Lifestyle Community” designation may include a variety of housing forms and density of housing units, limited commercial facilities, institutional uses, health care and continuing care services, recreational facilities, open space areas and accessory uses and facilities designed to accommodate and meet the needs of those persons typically 55 years of age and older who are nearing or have reached retirement. The amenities, style and design of such communities in addition to housing, is intended to provide for security, social interaction with peers, leisure and recreational activity time and a convenient and comfortable living environment.

10.2. Policies

10.2.1. It is the intention of Council that all Adult Lifestyle Community development proceed by means of an amendment to this Plan. In considering applications for amendment to the Plan for Adult Lifestyle Community designation, Council will consider and have regard for the criteria and goals as set out in this section. **Council will also consider the impact of such developments on the overall growth allocations of the Township.** [Mod. May 2/00]

10.2.2. The general locational criteria to be considered and addressed in regard to the siting of any proposed lifestyle community shall include the following:

10.2.2.1. Lifestyle community development *shall* not be permitted in areas subject to flooding or erosion, having steep slopes, being swampy or on lands containing organic soils. **Lifestyle community development will also be directed away from natural heritage features that form part of the Township’s Natural Heritage System.** [Mod. # 37 - Jan.28/98]

10.2.2.2. Lifestyle community development should not be permitted in areas of poorly drained soils or areas where there is an excess of water, due for example to a high water table, as this type of setting is deemed inappropriate for the intended use and due to the constraints typically associated with the proper operation of servicing infrastructure elements.

10.2.2.3. Lifestyle community development should not be permitted in or near potential mineral resource areas or existing extractive operations as may be designated on the Map Schedules to this Official Plan unless it can be clearly demonstrated that the development will not inhibit the taking of

aggregate materials and that the area is adequately buffered from such uses or potential uses as well as from truck traffic and noise, by substantial vegetation cover or by significant land forms. In this regard prevailing wind direction will also be an important consideration.

- 10.2.2.4. Subject to the provisions of Section 10.2.2.5 below, no adult lifestyle community development may be created in areas designated “Agricultural” on Schedule “A” to this Official Plan, It is acknowledged that areas exist throughout the Township which are currently not being used for active farming purposes but do consist of agricultural lands and could be converted to active farmlands in the future and therefore, should be preserved.
- 10.2.2.5. Where the boundaries of the “Agricultural” designation are in question, the owner shall obtain a Soil Survey Report regarding the nature, quality and potential of the soil on the subject site. This report should also assess the probable impact of any proposed development on adjacent or nearby farming operations. The Township may consult with the Ministry of Agriculture, Food and Rural Affairs to determine if development is appropriate.
- 10.2.2.6. In addition to the above, consideration shall be given to the proximity of the proposed development to any adjoining or nearby agricultural crop or pasture lands. A minimum separation distance of 500 metres (1650 feet) shall be required between crop lands and 150 metres (500 feet) from pasture lands and the “Adult Lifestyle Community” designation. Where the current method of fertilization of the adjacent farmlands involves animal waste or the use of sewage sludge or septage, the distance separation shall be increased to 1000 metres (3300 feet).
- 10.2.2.7. No development may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation Formula as amended, or within 1000 metres (3300 feet), whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen, manure storage facility or similar use. The distance separation requirement shall also apply in regard to farm related structures such as corn dryers, where due to noise, dust, odour or hours of operation, it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop. Consideration shall also be given to any future development or re-development plans of any adjacent agricultural uses involving livestock and where it can be reasonably demonstrated that such development is probable, the distance separation requirements shall be applied from the area where the proposed agricultural use is to be located.

- 10.2.3. The impact of any lifestyle community on the surrounding area, facilities and communities should be considered so as to avoid any adverse circumstance or conflict.
- 10.2.4. Community facilities and design considerations are viewed as important aspects in creating the appropriate living environment for the residents of such developments. It is expected that any development of this nature will give considerable thought to and provide the appropriate amenities and features that will result in a safe, convenient and comfortable community. In this regard the following shall form part of this consideration.
- 10.2.4.1. The developer shall enter into a Development Agreement with the Township which shall include a detailed site plan of the project and specify all of the developer's responsibilities and obligations with respect to the development, including but not limited to
- a) The construction and provision of all internal services and facilities, including roads, water supply and disposal systems, television signal acquisition and distribution system, parking, communal storage facilities, garbage collection, snow plowing, street lighting, landscaping and screening, all in locations and to standards approved by the Township as specified in the agreement.
 - b) Security for the construction of the various services and amenities.
 - c) Continuing maintenance of all the services and amenities to be provided.
- 10.2.4.2. Commercial uses will be limited to convenience type facilities, designed for use by the residents. This may include uses that cater to the day to day needs of the residents such as convenience and food stores, financial institutions, personal service shops, restaurants, places of entertainment and administration and sales office. Such uses should be grouped in a central location and provide on-site parking designed to minimize conflict with pedestrian traffic. Such uses should be well buffered and separated from adjacent residential uses.
- 10.2.4.3. Institutional and recreational uses may include places of worship, government and support agency facilities, medical facilities, community and recreation centre, hobby shops and open air uses such as shuffleboard, tennis, swimming, gardening and golf facilities.
- 10.2.4.4. Parkland, open space and recreational facilities should form an important aspect of any development. Such facilities shall be provided and developed in a comprehensive and coordinated manner to serve the residents. The provision of large areas of linked open space through the clustering of the

built elements of the development should be encouraged. Walkway systems should, where possible, be separated from vehicular traffic and be designed to link rear yard areas with the park system and the various other uses on and off site as may be appropriate. Landscaping should also form an important component in the development of any retirement community.

- 10.2.4.5. Handicapped design and the provision of appropriate facilities shall form an important consideration throughout the design of the entire development.
- 10.2.4.6. Services such as hydro, telephone, fuel, water and sewer lines shall generally be placed underground. Cable TV facilities shall be provided and no individual antennas will be permitted on dwelling units.
- 10.2.4.7. Adequate fire service facilities shall be required to the satisfaction of the Township.
- 10.2.4.8. Accessory storage structures may be permitted on individual home sites, however these uses shall be limited in size and height and should be designed and constructed of appropriate materials so as to be unobtrusive and in harmony with the surrounding development.
- 10.2.4.9. An open air storage area shall be provided for the use of the residents and shall be suitably located, fenced and screened. Enclosed storage facilities may also be provided, generally in conjunction with the open storage area.
- 10.2.4.10. Public and visitor parking shall be adequately provided in conjunction with all non-residential uses. Additional visitor parking should also be considered for inclusion in appropriate locations throughout the residential component of the development.
- 10.2.5. Housing and particular housing forms, directed at a specific market segment, is a predominant feature of lifestyle communities. The retirement segment of the population will require a wide range of housing types and affordability will be an important consideration. Also the process of “aging in place” should be considered in all lifestyle communities so that residents may select or subsequently move to more appropriate housing forms without the need to leave the community. In this regard the following considerations will apply:
 - 10.2.5.1. Density limits have not been set in this plan. The setting of density levels at this juncture is deemed inappropriate due to the variety of variables associated with the development of a lifestyle community. It is expected that future proposals will employ appropriate standards and mix of housing forms and other land uses which, upon Council’s approval, would be set out in the implementing Official Plan Amendment.

- 10.2.5.2. Single detached residential units are anticipated to form the majority of housing units in any lifestyle community. These units may be built on site using traditional building materials and techniques or may be factory built and assembled on site. Each unit must comply with the Building Code and other appropriate standards and must be securely anchored to the ground and subject to Township approval.
- 10.2.5.3. Townhouse, semi-detached and similar forms of medium density housing may be permitted.
- 10.2.5.4. Low rise apartments, retirement homes, nursing homes and extended care facilities may be permitted.
- 10.2.5.5. In any housing form the Township will want demonstrated that design elements including consideration for handicapped and aged persons has been well considered and integrated in an appropriate manner and distribution.
- 10.2.5.6. For health and safety reasons unit identification, street names and such other features which can be implemented will be provided to assist emergency personnel in locating units throughout the development.
- 10.2.6. Ownership of the adult lifestyle community will be either by way of an owner/manager relationship or condominium corporation ownership. Ownership of the individual units can be through various methods including condominium, individual and rental. The site upon which the unit is located will be the property of the owner/manager or the condominium corporation. The maintenance of this property will form part of any agreements of lease or purchase between the owner and resident.
- 10.2.7. The financial ability and feasibility of any proposed lifestyle community must be carefully considered. The cost of development, projected income, ongoing operational costs, market demand and financial impact on the Township must be reviewed and understood. In this regard the following will need to be addressed to the Township's satisfaction prior to any approval:
 - 10.2.7.1. A market feasibility report, prepared by a qualified professional, will be required. Such a report should address such factors as site selection, site analysis evaluation, market area analysis, analysis of existing supply, demand analysis and correlation of supply/demand research and determination of market penetration.
 - 10.2.7.2. A project feasibility report, prepared by a qualified professional, will be required to review infrastructure and facilities to be offered in relationship to market demands as well as the financial feasibility of these facilities in

terms of the project. This review typically centres on living arrangements to be utilized in the development process and as such should be carried out early in the process.

- 10.2.7.3. A financial feasibility report, prepared by a qualified professional, will be required to review and analyze the capital cost and operational financial viability of the project. It is most important in terms of both the long and short term financial aspects of the development to ensure that the project can be successfully built, that the envisioned product can be produced and that the long term maintenance and upkeep matters can be accomplished successfully within the range and cost that the market place will likely demand.
- 10.2.8. Servicing and the design, installation and maintenance of the infrastructure elements of the development shall be the responsibility of the developer. All designs concerning water, sewer, electrical, stormwater and other such services and features will require the approval of the Township and the appropriate Government agencies. In particular the following will need to be addressed prior to any approval:
 - 10.2.8.1. A report by a qualified engineer will be required to substantiate the availability of sufficient potable water to provide for the needs of the proposed development. Any such study shall also take into consideration the impact, if any, on surrounding or nearby properties and uses. In the case of a phased development, a water monitoring program may be required to ensure the availability of sufficient water for subsequent phases.
 - 10.2.8.2. Municipal or communal sewage treatment will be a requirement for the development of any lifestyle community. The design and construction of any communal treatment facility will be the responsibility of the developer. The approval of the system design and construction will rest with the Township and those Government agencies which may have an interest. The treatment facility or plant may be owned and operated by the developer/owner of the lifestyle community or the Township. The location and access to the facility should permit Municipal access. The long term operation maintenance and ultimate replacement of the facility is considered to be an important matter. Agreements must be entered into and provisions made to ensure that sufficient funds are available to address the above issues so as to provide protection for both the residents and the Township and that there should be no cost to the Township regarding any involvement with this aspect of the development.
 - 10.2.8.3. Agreements should also be entered into to ensure that all other servicing features such as electrical and stormwater management are properly provided for, maintained, repaired and replaced as required.

- 10.2.9. Transportation and ease of access to surrounding community facilities should be an important consideration in the location and development of any lifestyle community. In this regard the following policies shall apply.
- 10.2.9.1. Adult lifestyle community development shall have frontage onto an existing public road which is paved and maintained year around and is of a reasonable standard of construction as may be defined by the Township. Access to main roads directly from individual dwellings shall not be permitted. Lifestyle community development should not be permitted where it will have an adverse effect on traffic movement on main traffic routes.
- 10.2.9.2. A review of the impact of the proposed development on adjacent public roads will be required to address the effect of the anticipated increase of traffic on current traffic patterns, road standards and the need and cost of any required improvements. Should improvements and upgrades be required, the developer shall enter into an appropriate agreement with the Township concerning the cost and timing of these improvements. Should the development include phasing, traffic issues and associated costs should also be reviewed or revisited in light of this circumstance.
- 10.2.9.3. Lifestyle community development should be permitted only in areas where there is easy and economic access to community facilities. The need for public transportation or transportation services provided by and for the lifestyle community shall be addressed in any development proposal.
- 10.2.9.4. The main entrance to the development shall be designed and appropriately illuminated to provide safe and easy access to and from the site. Adequate road site lines will be an important consideration. A secondary access would normally be preferred however consideration may be given to single access proposals where the design is such that adequate access can be maintained at all times.
- 10.2.9.5. The location, width and standard of construction of proposed internal road systems will be subject to the approval of the Township. Internal roads and public parking areas shall be paved.
- 10.2.10. Access to the wider community, health care and emergency facilities should be a consideration in the location of any lifestyle community. These aspects are not only important for the convenience and safety of the residents but may play an important role in the marketability and feasibility of the project. In this regard the following will need to be addressed:
- 10.2.10.1. It is considered important both for the convenience of residents and the viability of the project that ease of access to the wider community be considered in regard to daily needs such as shopping, entertainment,

health care, recreational and personal business reasons. Given the particular type of resident, this aspect will be addressed in any development proposal.

10.2.10.2. Emergency services and response time of fire, ambulance, police and security must be considered to ensure appropriate coverage is available.

10.2.10.3. On site or nearby health care services should be considered and addressed.

10.2.11. An environmental review which considers the impact of any proposed lifestyle community will be conducted. Due to the typical size and location of retirement communities such a review is deemed necessary to ensure the compatibility of the proposed development with the natural environment. Such a review is expected to identify opportunities to mitigate any adverse impact and also any possible opportunities to enhance the natural ecosystem as a benefit to the development.

10.2.12. A heritage review of the proposed development site, conducted by a qualified consultant, will be required to identify any heritage features or issues concerning the property and will recommend mitigation measures in regard to any findings.

10.2.13. In order to regulate the amount of adult lifestyle community development and to ensure the prevention of an oversupply, no more than two lifestyle community developments will be approved during the planning period of this plan. Council may review this restriction however in doing so and on the presumption that two lifestyle communities have been approved and are being developed, the existing developments must be substantially complete. Furthermore a market analysis will be required in order to substantiate the need and impact of additional development. Due to the limitation placed upon these developments, the Municipality will monitor the activity of each development. Should, in Council's opinion, approved development become inactive, dormant or abandoned, Council reserves the right to, after appropriate notice, amend the Official Plan to remove the "Adult Lifestyle Community" designation to permit the consideration of other proposals. In this regard Council should review each Development on an annual basis to ensure that the project remains active. This review procedure and any associated criteria will be addressed in more detail through the implementing Official Plan Amendment. The items to be considered in this regard should include general adherence to any agreement to the phasing of the project, the planned and timely extension and assumption of services, the continuance of Letters of Credit, the continuance of the financial support of the project and fulfillment and maintenance of any other agreements pertaining to the development proposal.

- 10.2.14. Zoning of the subject lands containing a lifestyle community shall be on a site specific basis. This site specific zoning in the implementing Zoning By-law shall identify the specific permitted uses and establish regulations for such matters as minimum setback distances, minimum dwelling unit size, site size, separation distances between separate and/or blocks of dwelling units, on site commercial and recreational uses, minimum parking and open space requirements and other matters deemed necessary by Council. In developments where phasing of construction is involved, Council may, through the Zoning By-law employ holding zones, pursuant to the Planning Act, to control and ensure the appropriate development of the property,
- 10.2.15. All areas or lots designated “Adult Lifestyle Community” on Schedule “A” or any other schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on but are currently used for another purpose may be subject to site plan control pursuant to Section 29, Implementation.

10.3. .Special Policy Area

10.3.1. OPA # 8 – Spring Lakes Adult Lifestyle Community (6 Nov. 2000) S. Pt. Lot 2, Concession 3, Lot 37 & West Half Lot 38, Concession

- 10.3.1.1. In accordance with Policy 10.2.1, lands located within the boundary of the area designated Adult Lifestyle Community - Spring Lakes on Schedule A-2 of the Official Plan for the Township of Springwater shall be permitted to develop in accordance with the policies of the Official Plan of the Township of Springwater and Official Plan Amendment No. 8.

Schedule A-2 of the Official Plan for the Township of Springwater is hereby amended as follows:

- by adding a boundary around lands described as the south part of Lot 2, Concession 3, the west half of Lot 38, Concession 2, and all of Lot 37, Concession 2 (formerly Township of Vespra), now Township of Springwater, as shown on Schedule “A-2” to the Amendment and naming the area, “Adult Lifestyle Community - Spring Lakes, Official Plan Amendment No. 8”.

10.3.1.2. Land Use Plan and Text Changes

Within the area delineated on Schedule “A-2” as the boundary of the Adult Lifestyle Community - Spring Lakes area, the land use designations and text of the Official Plan for the Township of Springwater, as amended, are hereby further amended as is necessary to give effect to this Amendment. Lands shown on Schedule A-2 are redesignated from “Rural” and “Natural Heritage (Environmental Protection) - Category 1” lands to:

- Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands
- Adult Lifestyle Community - Open Space
- Adult Lifestyle Community - Residential Low Density [**OPA No. 18**] Residential Low Density (linked)
- Adult Lifestyle Community - Residential Medium Density (Apartments)
- Adult Lifestyle Community - Community Commercial
- Adult Lifestyle Community - Community Institutional and Recreation

10.3.2. **Basis of the Amendment**

Section 10. Adult Lifestyle Communities of the Township of Springwater Official Plan provides for Township Council to consider applications for amendment to the Official Plan for Adult Lifestyle Community designation, subject to criteria and goals set out in Section 10.

The lands proposed to be redesignated by this Amendment for Adult Lifestyle Community use are considered appropriate by the Township for the development of an Adult Lifestyle Community.

The subject lands (approximately 119.25 ha (294.6 acres)) comprise an irregular shaped parcel of land located approximately 2 kilometres southwest of the intersection of Highway No. 400 and County Road 22 (Horseshoe Valley Road) being situated immediately west of the Old Second South and south of Fox Farm Road. The Amendment area is adjacent to and in close proximity to extensive Simcoe County forests. The City of Barrie is about 15 kilometres away via Highway No. 400.

Generally, this Amendment is in compliance with or will comply with all of the provisions of Section 10 of the Township's Official Plan, with the exception of Sections 10.2.7.2 and 10.2.7.3 which require the preparation of a financial feasibility report pertaining to an analysis of capital costs and operational financial viability of the project as well as financial feasibility of infrastructure and facilities in terms of the project. Since the entire Adult Lifestyle Community development is intended to proceed by way of plan(s) of condominium (and site plan control), financial responsibility for all services and facilities will fall within the purview of condominium corporation(s) and/or developer/land owner and not the municipality.

10.3.3. **General Policies**

- 10.3.3.1. All lands, works, uses, development and redevelopment thereon or division thereof by consent or plan of condominium shall be in accordance with the appropriate provisions of this Amendment and the following:

- i) Zoning By-laws of the Township of Springwater;
- ii) Provisions of and regulations made under the Conservation Authorities Act;
- iii) Requirements and regulations under the Planning Act, Municipal Act, Public Health Act, Ontario Heritage Act or any other applicable legislation;
- iv) Policies and guidelines of the Federal, Provincial, and Municipal (County and Township) governments, departments, Ministries, agencies or otherwise; and
- v) Any agreement in respect of a plan of condominium, site plan or any other matter that is registered against the title of the subject lands.

10.3.3.2. The mitigation section of any Environmental Impact Study must show how potential impacts to the environment may be overcome through accepted Best Management Practices of engineering and resource management.

10.3.3.3. It is the policy of this Amendment to ensure that land use planning promotes water conservation and supports the efficient use of water resources on a watershed and sub-watershed 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.

10.3.3.4. All development, including sewage disposal systems, shall be set back a minimum of 30 metres from all natural water courses. 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 natural watercourses in association with slopes that are greater than 33% shall be determined on site. The Township shall consult with the Nottawasaga Valley Conservation Authority (NVCA) regarding the satisfactory implementation of this policy. **[OPA No. 18]**

10.3.3.5. All phases of development including any site alterations must conform to any policies and provisions of the Willow Creek Subwatershed Plan. In the absence of such policies and provisions, the watershed regulations and guidelines of the NVCA shall govern in addition to Ministry of Environment requirements. **[OPA 18, Mod. 11]**

10.3.3.6. All future residents of the Adult Lifestyle Community must be advised of the potential of hunting and forest management practices taking place in

the County forests abutting the Amendment area subject to the satisfaction of the County of Simcoe.

10.3.4. **Land Use Designations**

Schedule “A13-A” Land Use and Roads Plan and associated policies, establishes the land use pattern of future development for the area within the Amendment boundary. Policies are outlined in this Amendment relate to the following land use designations: **[OPA No. 18**

- i) Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands
- ii) Adult Lifestyle Community - Open Space
- iii) Adult Lifestyle Community - Residential Low Density **[OPA No. 18]** Residential Low Density (linked)
- iv) Adult Lifestyle Community - Residential Medium Density (Apartments)
- v) Adult Lifestyle Community - Community Commercial
- vi) Adult Lifestyle Community - Community Institutional and Recreation

10.3.5. **Adult Lifestyle-Community – Natural Heritage (Environmental Protection) – Category 1 lands**

10.3.5.1. Section 16 - Natural Heritage (Environmental Protection) Policies of the Official Plan for the Township of Springwater shall apply subject to the following:

- i) In addition to those uses permitted under Section 16.2.1.2, buildings or structures associated with water supply, constructed wetland and wastewater treatment facilities (including parking and outdoor storage areas) and a constructed wetland will be permitted within Natural Heritage (Environmental Protection) - Category 1 lands, within the limits of the constructed wetland as denoted on Schedule “A-2” and Schedule “A-13-A”. A 20 metre setback shall be required from adjacent designated land use areas, and the boundary of the Amendment area (the boundary of the Adult Lifestyle Community.) This 20 metre buffer area shall be landscaped and graded in accordance with approved site plans. In addition, a 30 metre setback shall be required from all watercourses in accordance with Section 3.4 of this Amendment. **[OPA No. 18]**

- ii) The environmental Monitoring Program (EMP) will proceed in association with the four proposed phases of development. Initially, with Phase One of development, the EMP will include Stormwater Management works and sewage infrastructure, both of which may have water quality implications for Matheson Creek Tributaries draining development areas. Additional or subsequent phases of development will involve the implementation of additional Stormwater Management facilities ultimately discharging to the Matheson Creek Tributary at the southwest end of the property. **[OPA No. 18]**

Environmental monitoring will be undertaken by the NVCA unless otherwise delegated. **[OPA No. 18]**

10.3.5.2. **Environmental Monitoring**

10.3.5.2.1. **Definition**

It is the objective of the Township of Springwater and the Nottawasaga Valley Conservation Authority to ensure that a healthy ecosystem is maintained within the Willow Creek subwatershed. Monitoring of key ecosystem indicators shall be undertaken prior to phased development taking place in the future, in accordance with Schedule "A-13-C"- Phasing Plan, and Figure 1: Adult Lifestyle Community Plan Area and BioMAP monitoring stations. **[OPA 18, Mod. 8]**

For the purposes of this Amendment, environmental 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.

Figure 1

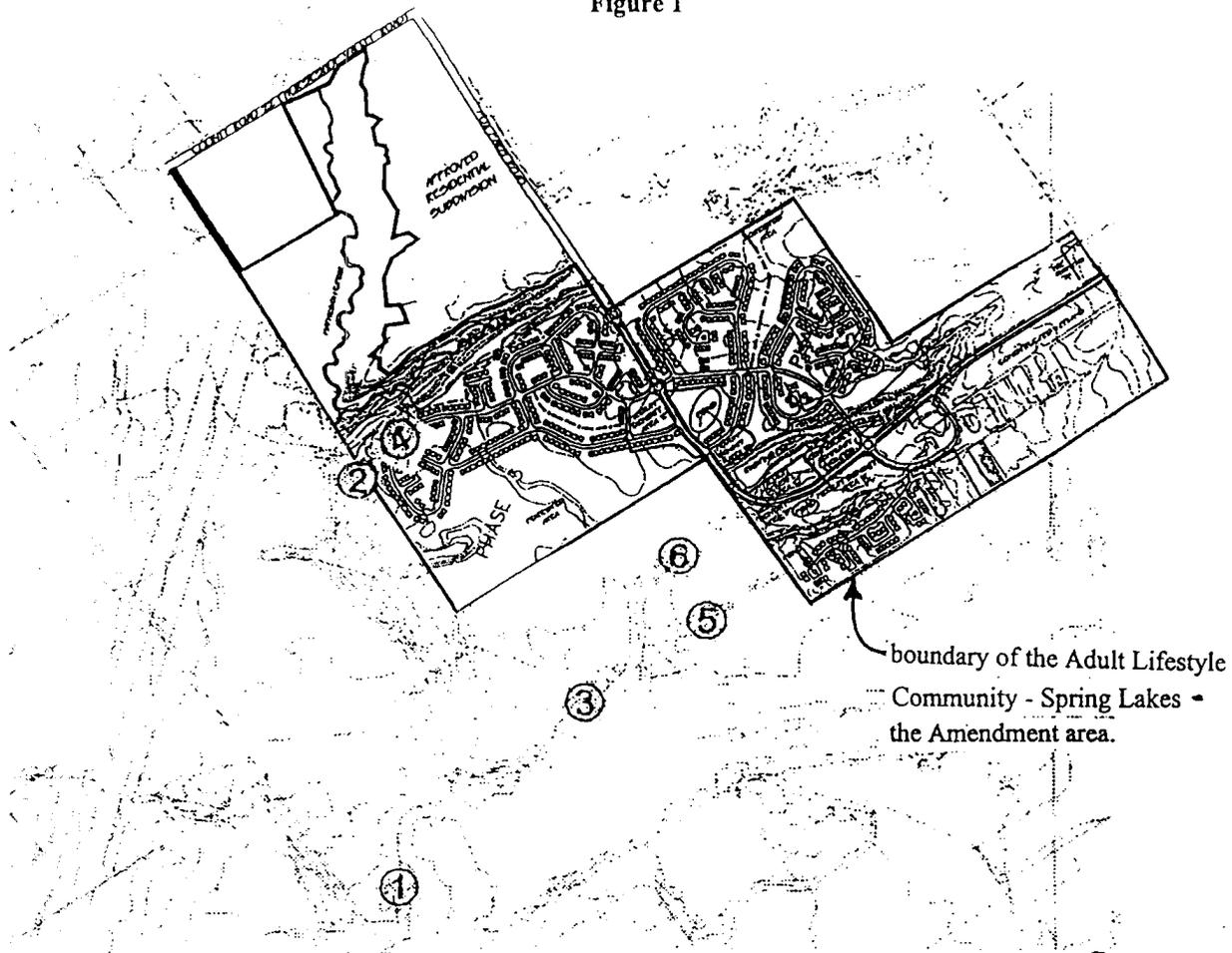


Figure 1: Adult Lifestyle Community Plan Area and BioMAP monitoring stations. ① denotes BioMAP station location.



10.3.5.2.2. Policies

- i) The Township of Springwater recognizes the environmental significance associated with the Amendment area in relation to Matheson Creek within the Willow Creek subwatershed. As such, it is the policy of Council to support the continued evaluation of the impacts of development on the natural environment by establishing an environmental monitoring program.

- ii) The Environmental Monitoring Program (EMP) will be established and undertaken by a governing agency and/or a qualified professional to the satisfaction of the Township of Springwater in consultation with the Nottawasaga Valley Conservation Authority (NVCA). The EMP shall primarily involve the monitoring of the aquatic environment and its interrelationship with the terrestrial environment. **[OPA No. 18]**

For the purposes of this Adult Lifestyle Community, the Environmental Monitoring Program shall be as follows:

- a) The EMP will be primarily based on the Biological Monitoring and Assessment Program of "BIOMAP" (1993), as prepared by the Ministry of Environment and Energy (Southwestern Region) and implemented by the NVCA. BIOMAP is a means of assessing the health of Matheson Creek and its tributaries based on the living community it supports. It measures stream health, which is a combination of water and habitat quality. Due to the inseparable link between stream health and the health of the adjoining terrestrial environment, this is an effective overall tool for measuring sensitive parts of the ecosystem. Two years of baseline data shall be collected prior to development.
- b) Long term stations will be established on Matheson Creek and its tributaries. A minimum of three (3) stations will be maintained through the life of the development of the Adult Lifestyle Community. The location of 6 stations shown on Figure 1 may vary somewhat to reflect any extenuating circumstances or may be rotated to allow appropriate sampling in areas where impairments are detected. The stations shall be established and all necessary agreements ratified between the Township and the developer prior to any grading on-site or to add stations upstream and downstream of the development site. **[OPA No. 18]**
- c) At each station, qualitative (number of different animals present) and quantitative (densities of animals) samples will be collected. Sampling will occur at a minimum of twice a year in the spring and fall. If the stream community differs significantly from the "expected" and that established as an acceptable benchmark based on parameters such as stream size and substrata type, then various mitigative measures will be employed. Mitigative measures shall include, but not be limited to:

- the establishment of increased development setbacks from watercourses;
 - the restoration of riparian areas adjacent to watercourses;
 - the reforestation of areas within the subwatershed;
 - the establishment of increased development setbacks from discharge areas;
 - the protection of additional forest cover; and
 - the implementation of improved storm water management techniques;
 - the termination of development activity until the quality and quantity of the stream community are acceptable to the Township of Springwater.
- d) The approximate location of six (6) monitoring stations have been identified on Figure 1. entitled “Adult Lifestyle Community - Spring Lakes and BIOMAP monitoring stations”. These monitoring locations relate to four (4) phases for future development as illustrated in Schedule A-13C – Phasing Plan. **[OPA No. 18]**

10.3.5.2.3. Implementation

For the purposes of this Amendment, the following implementation provisions shall apply:

- i) Council will enact a zoning by-law under Section 34 of the Planning Act consistent with the policies of this Official Plan amendment. With the exception of those lands generally shown as Phase 1 on Schedule “A-13-C” to this Amendment, the zoning by-law will also use the “holding provision” symbolized by the letter “h”, as provided for under Section 36 of the Act. **[OPA 18, Mod. 9]**
- ii) Council shall not remove the “holding zone provision” from Phases 2,3, and 4 unless satisfied that the development of Phase 1 has not decreased the quality of the environment to unacceptable levels in accordance with provincial and conservation authority criteria, based on the results of the Environmental Monitoring Program. The removal of the “holding provision” shall only occur upon consultation with the Nottawasaga Valley Conservation Authority and other governing regulatory agencies. **[OPA No. 18]**
- iii) Council will only remove the “holding provision” for Phase 2 after satisfactory monitoring results for the first Phase. Further, the “holding provision” shall not be removed from Phase 2 until 80% of the homes have been completed in Phase 1. Final approval for the

removal of the “holding provision” on Phase 3 will be dependent upon satisfactory monitoring results and shall only occur upon 80% of the homes being completed in Phase 2. Subsequently 90% of the homes of Phase 1 will have to be completed. Final approval for the removal of the “holding provision” on Phase 4 will be dependent upon satisfactory monitoring results and shall only occur upon 80% of the homes being completed in Phase 3. In addition, 90% of the homes of Phase 2 will have to be complete, as well as 100% completion of the homes in Phase 1.

- iv) The approximate location and geographic boundary of the four Phases for this Adult Lifestyle Community have been outlined on Schedule “A-13C” - Phasing Plan. **[OPA No. 18]**
- v) The reports prepared as part of the EMP shall be made available by the Township and the NVCA to interested groups and individuals and any variation of the EMP will require written confirmation from the Township of Springwater in consultation with the N.V.C.A.
- vi) The development agreements shall outline the developer’s responsibilities for maintaining certain securities in the development of the Environmental Monitoring Program. If the monitoring results indicate impairment to water and habitat quality, the remedial action will be undertaken immediately. The provisions and regulations of federal and provincial statutes, such as the Fisheries Act and the Conservation Authorities Act respectfully shall be enforced if significant environmental degradation occurs.
- vii) **[OPA 18, deleted by Mod. 12]**

10.3.6. **Adult Lifestyle Community – Open Space**

10.3.6.1. **Objectives**

- 10.3.6.1.1. To preserve and improve the natural features of the Township.
- 10.3.6.1.2. To maintain and enhance scenic vistas.
- 10.3.6.1.3. To conserve wooded lands and other distinctive topographical features.
- 10.3.6.1.4. To encourage the incorporation of a linked and integrated system of walkways and trails throughout the open spaces and elsewhere within the Amendment area.
- 10.3.6.1.5. To provide controlled access to adjacent Simcoe County forest lands in accordance with appropriate agreements made with Simcoe County

regarding access and egress and subject to ratification by the Township of Springwater. In addition, a 20 metre (minimum) wide buffer area around the perimeter of the Adult Lifestyle Community shall be established in order to buffer Adult Lifestyle Community uses from adjacent areas. This buffer area may be designated either Adult Lifestyle Community - Natural Heritage (Environmental Protection) - Category 1 lands (if lands designated for this use about the perimeter or boundary of the Amendment area) or Adult Lifestyle Community - Open Space (if lands designated for this use about the perimeter or boundary of the Amendment area). The specific area to serve this buffer function will be defined in the zoning by-law.

10.3.6.1.6. To have regard for and maintain the Ganaraska Trail through the Amendment area.

10.3.6.2. **Permitted Uses**

The Adult Lifestyle Community - Open Space designation shall mean that the use of land in the areas so designated shall generally be for active and passive recreational and conservation uses within the Amendment area. This designation also includes lands which are to be included in park systems

Unless limited by the other provisions of this Amendment, the uses permitted on lands having an Adult Lifestyle Community - Open Space designation shall be forest management, fish habitat, wildlife habitat, or other environmental management, recreational uses, community access and private parks.

In addition to those uses listed above, buildings, structures and associated infrastructure related to water supply, storm water management, constructed wetlands and waste water treatment will also be permitted in land designated as Open Space. **[OPA No. 18, Mod. 2]**

10.3.6.3. **Policies**

- i) Trails/pathways and corridors within the Amendment area allow access to open spaces for community residents, encourage outdoor learning, preserve and protect natural features and provide safe recreational corridors.
- ii) A variety of recreational activities may be permitted on the trails/pathways and corridors including walking/hiking, cycling, cross country skiing, nature studies and education, jogging, and bird and nature watching.

- iii) The specific design and location of walkways, trails and pathways will be subject to site plan approval and established as a condition of development approval. A continuous parkland system will be developed through the integration of walkways, bicycle paths and linked trails and pathways within the Amendment area. As a condition of development approval, condominium association(s) will be required to facilitate and maintain walking trails and pathways.
- iv) Lands designated as Adult Lifestyle Community - Open Space shall be kept substantially free of buildings except for structures of a recreational nature or buildings complementary and accessory to a recreational activity. The scale, bulk and design of all buildings and structures in open space areas shall be compatible and in harmony with adjacent uses and the aesthetic quality of the natural landscape and environment.
- v) Access to open space areas shall be by means of pedestrian walkways and bicycle paths that minimize road crossings and link the open space areas into an integrated community - wide network.

10.3.7. **Adult Lifestyle Community – Residential Low Density [OPA No. 18]**

10.3.7.1. **Objectives**

- 10.3.7.1.1. To provide a high standard of community design and minimize any negative impacts on the natural environment.

When considering future residential development within the Amendment area, clustering or grouping of residential units on continuous local roads shall be the predominant form. Such clustering will accommodate residential development while respecting the natural environment of the area.

- 10.3.7.1.2. When considering future residential development within the Amendment area, clustering or grouping of residential units on continuous local roads shall be the predominant form. Such clustering will accommodate residential development while respecting the natural environment of the area

10.3.7.2. **Permitted Uses**

- i) Adult Lifestyle Community - Residential Low Density – Condominium Tenure
- ii) Adult Lifestyle Community – Condominium Tenure

- iii) Adult Lifestyle Community - Residential Low Density (linked) – Condominium Tenure

The Adult Lifestyle Community Residential Low Density designations for this Amendment area shall mean that the predominant use of land in areas so designated shall be for low density residential uses including single detached units, semi-detached and linked townhouse units.

Within the plans of condominium for lands designated as Adult Lifestyle Community Residential Low Density, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.7.3. Adult Lifestyle Community – Residential Low Density Policies – Single Detached Dwellings

- i) Dwelling units shall be one storey, single or semi-detached units of approximately 80 sq. metres to 170 sq. metres in ground floor area. In addition, a one car garage, two car garage or one car garage with/without a car-port shall be provided with each unit. The ground floor is intended to be the primary focus living area in detached and semi-detached dwellings. Dwellings are permitted to have a cellar for storage purposes only and its ceiling height shall be limited in the implementing zoning by-law so as to limit its use as habitable area. **[OPA No. 18]**
- ii) Within plans of condominium, each parcel of land accommodating a specific dwelling unit shall have direct frontage on an internal street. **[OPA No. 18]**
- iii) All areas proposed for Adult Lifestyle Community - Residential Low Density development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- iv) Of the maximum number of 800 dwelling units proposed within the Amendment area, Residential Low Density should represent approximately 50-55% of the total units in the community. **[OPA No. 18]**

10.3.7.4. Adult Lifestyle Community – Policies – Single Detached Dwellings **[deleted by OPA No. 18]**

10.3.7.5. Adult Lifestyle Community - Residential Low Density (linked) Policies – Townhouse Units

- i) Dwelling units shall be one storey linked townhouse units of approximately 115 square metres in ground floor area. In addition, a one or two-car or one-car garage with or without a car-port may be provided with each unit. Dwellings are permitted to have a cellar for storage purposes only. **[OPA No. 18]**
- ii) Within plans of condominium, all units shall have direct frontage on an internal street. Further, the minimum frontage of development parcels for individual townhouse dwellings shall be 5 metres.
- iii) A minimum of 60 square metres of landscaped outdoor amenity area (at grade) is to be provided per individual linked townhouse unit for the private usage of the residents of the unit.
- iv) All areas proposed for Adult Lifestyle Community - Residential Low Density (linked) development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- v) Of the 800 dwelling units proposed within the Amendment area, Residential Low Density (linked) should represent approximately 10-20% of the total units in the community. **[OPA No. 18]**

10.3.8. **Adult Lifestyle Community – Residential Medium Density (Apartments)**

10.3.8.1. **Objectives**

- 10.3.8.1.1. To provide a high standard of community design and minimize any negative impacts on the natural environment.

10.3.8.2. **Permitted Uses**

The Adult Lifestyle Community - Residential Medium Density (Apartments) designation for this Amendment area shall mean that the predominant use of land in areas so designated shall be for medium density residential units (condominium tenure) including apartments, retirement homes and nursing homes

Up to a maximum of 70% of the permitted number of apartment units may be substituted with retirement home and/or nursing home accommodation. Both retirement home and nursing home accommodation may incorporate single, semi and/or ward accommodation. Two “beds” of either retirement home or nursing home accommodation will be considered equivalent to one apartment unit for

establishing maximum “bed” numbers if other than apartment units are proposed to be provided within this land use designation.

Within the plans of condominium for lands designated as Adult Lifestyle Community-Residential Medium Density, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan

10.3.8.3. **Adult Lifestyle Community – Residential Medium Density (Apartments) Policies**

- i) Apartment Buildings shall be maximum three and a half storeys in height (excluding any proposed basement car parking features due to site topography). **[OPA No. 18]**
- ii) Within plans of condominium, all apartment buildings shall have direct frontage on an internal street.
- iii) **[deleted by OPA No. 18] [Figure 2 deleted by OPA No. 18]**
- iv) All areas proposed for Adult Lifestyle Community - Residential Medium Density (Apartments) development throughout the Amendment area shall be serviced by means of a communal water system and a communal sewage system.
- v) Of the 800 dwelling units proposed within the Amendment area, Residential Medium Density (Apartments) should represent approximately 25-40% of the total units in the community. **[OPA No. 18]**

10.3.9. **Adult Lifestyle Community – Community Commercial**

10.3.9.1. **Objective**

To provide for commercial land uses which typically provide goods and services to meet the needs of the residents of the Adult Lifestyle Community. The development of commercial land uses shall be provided with due regard for existing and proposed residential uses and the natural characteristics of the Amendment area.

10.3.9.2. **Permitted Uses**

The uses permitted in areas designated Adult Lifestyle Community - Community Commercial shall include such uses as a small scale convenience (food) store, insta-teller banking facility, pharmacy outlet, barber shop/beauty parlour and other personal service shops,

laundromat, gift shop, medical/dental offices, cafeteria or restaurant, administration and temporary sales office. The area designated for these potential uses is depicted in Schedule A-13A. **[OPA No. 18]**

Within the plans of condominium for lands designated as Adult Lifestyle Community - Community Commercial, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.9.3. **Adult Lifestyle Community – Community Commercial Policies**

Buildings accommodating community commercial uses shall be a maximum of two storeys in height.

Within plans of condominium, all community commercial land use areas shall have direct frontage on local roads. No direct access to frontage on an external municipal road will be permitted.

Community commercial uses should be grouped in a readily accessible location with adequate on-site parking to accommodate the residents of the Adult Lifestyle Community.

Community commercial uses should be well buffered and separated from any existing and proposed residential uses.

All areas proposed for Adult Lifestyle Community - Community Commercial development shall be serviced by means of a communal water system and a communal sewage system.

10.3.10. **Adult Lifestyle Community – Community Institutional and Recreation**

10.3.10.1. **Objective**

To provide community institutional and recreation land uses to meet the needs of the residents of the Adult Lifestyle Community. The development of these uses shall be provided with due regard for existing and proposed residential uses and the natural characteristics of the Amendment area. It is not intended that community institutional and recreation facilities serve the general public. These facilities are primarily for the use of the residents of the Adult Lifestyle Community.

10.3.10.2. **Permitted Uses**

- i) The uses permitted in areas designated Adult Lifestyle Community-Community Institutional and Recreation shall include

community institutional uses such as places of worship, government and support agency facilities, maintenance, utility and outdoor storage areas to provide for the needs of the residents of the community.

Specifically, an area (0.4 ha) will be designated on the approved site plan to accommodate fire and emergency service facilities with frontage on the Old Second South.

- ii) In addition, the uses permitted within the Adult Lifestyle Community Institutional and Recreation designation shall include both indoor and outdoor recreation uses. Indoor recreation uses include a community and recreation centre, multipurpose hall, meeting rooms, games and hobby areas, court sports (tennis, squash, racquetball, etc.), health and fitness facilities and a swimming pool.

Outdoor recreation uses include shuffleboard, tennis courts, bowling greens, a chipping green, a swimming pool, gardening, and croquet areas.

Within the plans of condominium for lands designated as Adult Lifestyle Community - Community Institutional and Recreation, the site plan control provisions of Section 41 of the Planning Act shall be applied in accordance with the policies of the Township of Springwater Official Plan.

10.3.10.3. **Adult Lifestyle Community – Community Institutional and Recreation Policies**

- i) Buildings accommodating community institutional and recreation uses shall be a maximum of two storeys in height.
- ii) Within plans of condominium, all community institutional and recreation uses areas shall have direct frontage on local roads, with the exception of fire and emergency service facilities (Section 10.2 i) above).
- iii) Community institutional and recreation uses should be grouped in readily accessible locations with adequate on-site parking to accommodate the residents of the Adult Lifestyle Community. Maintenance, utility and outdoor storage areas, fire and emergency service facilities will not require on-site parking for the residents of the community.

- iv) The indoor recreation area shall be developed in phases according to the following:

| Phase | Minimum indoor recreation space to be provided as part of development phase* |
|------------------------|---|
| Phase One | 235 sq. metres |
| Phase Two | 385 sq. metres |
| Phase Three | 375 sq. metres |
| Phase Four | 280 sq. metres |
| Total (minimum) | 1265 sq. metres |

*excludes area to accommodate indoor swimming pool and ancillary change areas, shower rooms etc.

With the completion of Phase Four of the Adult Lifestyle Community, it is the intent that a large enclosed space or sequence of spaces for community meetings, assemblies or gatherings be provided to accommodate at least 60% of the anticipated total community population (i.e., 950 persons in approximately 1070 sq. metres area). The remaining 195 sq metres of required indoor recreation space may accommodate games and hobby areas, etc.

- v) A minimum of 1 ha. of outdoor recreation space shall be provided on the site accommodating indoor recreation facilities. In addition adequate on-site parking shall be provided.
- vi) Community institutional and recreation areas should be well buffered and separated from any existing and proposed residential uses.
- vii) All areas proposed for Adult Lifestyle Community - Community Institutional and Recreation development shall be serviced by means of a communal water system and a communal sewage system with the exception of outdoor storage areas.

10.3.11. **Servicing Policies**

10.3.11.1. **Objectives**

- i) To identify viable and environmentally sound servicing alternatives in order to accommodate new development within the Amendment area.
- ii) To provide a communal water supply system within the Amendment area.

- iii) To ensure the operation of communal sewage systems including the deposition of their waste products in an economically efficient and environmentally sound manner.
- iv) To ensure that the quality and quantity of ground water and surface water will be maintained through effective and innovative stormwater management.

10.3.11.2. The development area has been designated in the absence of reports that demonstrate the ability of the site to sustain the level of development proposed in terms of water supply. The applicant has one year from the date of approval of this plan to demonstrate that the 800 unit development can be accommodated with a water supply that does not impact on existing and approved water users. In the event that the developer is not able to demonstrate the availability of a potable water supply of adequate volume in a sustainable manner for all water users in the area, the designation of the subject lands returns to the designation to which it was subject on the day before the approval of this amendment.

Prior to development of the subject lands, the owner agrees to execute such documents as may be necessary to irrevocably grant its consent to any action taken by the Township or other regulatory authority which might initiate the necessary application under the Planning Act to revert this land to its original designation if the development triggers are not met according to the time frames in this amendment.

10.3.11.3. **General Servicing Policies**

- i) Prior to development of any of the four (4) Phases as identified on Schedule "A-13C" - Phasing Plan, a Servicing Strategy shall be prepared for the proposed development area and approved by Council. This Servicing Strategy will be based on the servicing catchment area of the proposed development and the provision of one sewage treatment facility for the entire development. (Sections 10.2.8, 10.2.8.1, 10.2.8.2 and 10.2.8.3 of the Township of Springwater Official Plan shall also apply).
- ii) The Servicing Strategy shall address detailed design requirements, phasing and costs for the following:
 - a) Water supply and distribution
 - b) Sanitary Sewerage
 - c) Stormwater management; and
 - d) Other utilities (Section 10.2.4.6 of the Township of Springwater Official Plan shall also apply.)

The Servicing Strategy will require review and approval of the Township in consultation with the Nottawasaga Valley Conservation Authority, and the Ministry of the Environment. It is intended that a Master Servicing Plan comprehensively address water, sewage and storm water services for the entire development (Amendment area) prior to any phase of development proceeding.

- iii) Council shall enter into agreements with the developer as a condition to the approval whereby such internal and external services as may be deemed necessary by Council to service the proposed development shall be provided by the developer to specifications set from time to time by Council. Compliance with Section 10.2.4.1 of the Township's Official Plan is also required.
- iv) In the design of the water and sewer system extensions to serve the areas for development designated within the Amendment area, Council shall have regard for the Phasing as identified on Schedule "A-13C"- Phasing Plan when considering future extensions to servicing systems from Phase to Phase.
- v) Internal garbage collection within the Amendment area shall be private unless otherwise agreed to by Township and County Council. **[OPA 18, Mod. 3]**
- vi) The Township will be entering into responsibility agreements with the Ministry of the Environment for the water and sewer and stormwater facilities that are to be privately owned.

10.3.11.4. **Water Supply Policies**

- i) A private communal water supply system within the Amendment area shall be constructed by the developer.
- ii) Water storage tank(s) are to be constructed to ensure adequate future water pressure and fire flows within the Amendment area.
- iii) Prior to the development, the developer shall undertake the studies necessary to determine the most feasible method of supplying future development areas with water distribution facilities. Consideration shall be given to the phases identified on Schedule "**A-13C**" - Phasing Plan.
- iv) A wellhead protection zone should be established to the satisfaction of the Council of the Township. The preliminary hydrogeological investigation concluded that the native soils were

not sufficiently permeable to infiltrate all of the treated effluent which would be generated by the development. Consequently the installation of a series of sub-drains in the constructed wetland to promote infiltration was recommended. The sub-drains would transport the infiltrated water to the adjacent watercourses. The thermal implications of this process must be presented in more detail and this must necessarily involve consideration of comparative travel times throughout the year. The volumes of treated effluent which must be processed by this method must be substantiated.

- a) Provide information on the direction of the shallow groundwater flow and the movement of treated effluent;
- b) Establish a groundwater monitoring program to demonstrate the performance of the constructed wetland treatment system; and
- c) Provide a “Reasonable Use” assessment.

10.3.11.5. Community Sanitary Sewage Disposal Policies

- i) A Communal Sanitary Sewage Disposal System is to be constructed to accommodate future development, in accordance with the Master Servicing Strategy. A Servicing Strategy for each proposed phase of development shall be prepared by the developer and approved by Council. **[OPA No. 18]**
- ii) The Servicing Strategy will require review and approval of the Township in consultation with the Nottawasaga Valley Conservation Authority, and the Ministry of the Environment.
- iii) Communal sanitary sewage disposal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the Township of Springwater and the Ministry of the Environment.
- iv) The policies of the Township of Springwater Official Plan Section 22, Wastewater Treatment Policies, specifically Sections 22.2.1 to 22.2.7 shall apply to the construction of communal sanitary sewage disposal system(s) within the Amendment area.
- v) Minimum effluent criteria for the sewage treatment system are to be met. These are as follows:

| Parameter | Month Average Objective | Monthly Average Non-Compliance |
|-----------|-------------------------|--------------------------------|
| BOD5 | 5mg/litre | 10mt/litre |

| Parameter | Month Average Objective | Monthly Average Non-Compliance |
|------------------------|-------------------------|--------------------------------|
| Total Suspended Solids | 5mg/litre | 10mg/litre |
| Total Phosphorous | 0.1mg/litre | 0.3mg/litre |
| Ammonia | | |
| Summer (<5°C) | 1mg/litre | 2mg/litre |
| Winter (>5°C) | 4mg/litre | 6mg/litre |
| E. coli | 100/100ml | 200/100ml |
| Dissolved Oxygen | >4mg.litre | >4mg/litre |

The effluent criteria stipulated by the Ministry of the Environment must be met prior to discharge to the constructed wetland.

- vi) In accordance with the guidelines and requirements of the Ministry of the Environment, separation distances between future residential development and adjacent properties and the proposed sewage treatment facilities shall be provided prior to the approval of any development.
- vii) A hydrogeological investigation demonstrating the environmental efficiency of the sewage treatment system shall be prepared to the satisfaction of Council of the Township in consultation with the Ministry of the Environment. The investigation be completed prior to development of the site and shall:
 - a) Demonstrate how the discharge to the constructed wetland “will improve the base flows in the creek and south tributary and minimize thermal impact on Matheson Creek”; **[OPA 18, Mod. 4]**
 - b) Provide information on the direction of the constructed wetland flow and the movement of treated effluent; **[OPA No. 18, Mod. 4]**
 - c) Establish a groundwater monitoring program to demonstrate the performance of the constructed wetland treatment system; and
 - d) Provide a “Reasonable Use” assessment.

10.3.11.6. **Stormwater Management Policies [OPA 18, Mod. 6]**

- i) All plans of condominium shall be accompanied by a Stormwater Management Plan (SWM Plan) prepared by a professional engineer. The SWM shall fulfill the following:
 - a) identify all of the drainage area affected by the development;

- b) indicate the methods of draining individual parcels, lots or blocks;
 - c) identify the methods of controlling on-site and in-stream erosion and sedimentation during and after construction;
 - d) identify the methods of minimizing the impacts on water quality and quantity as it relates to fish, fish habitat, wetland areas, and overall stream health.
- ii) Methods of Stormwater Management will be designed to preserve and enhance the hydrologic balance, minimize the need for on-site and downstream remedial work, and have no negative impact on any provincially significant wetlands, fish habitat, and other wetlands, streams and riparian zones. All storm drainage works should be consistent with state-of-the-art stormwater management and should consider the following guidelines:
 - a) the Stormwater Management Planning and Design Manual by the Ministry of the Environment, March 2003, or its successor; and
 - b) the final report titled “An Evaluation of Roadside Ditches and Other Related Stormwater Management Practices”, prepared for the Metro Toronto and Region Conservation Authority (April 1997). **[OPA 18, Mod. 5]**
- iii) If required, stormwater management facilities should, wherever possible, be located adjacent to areas of open space or parkland. In addition, the placement of stormwater management facilities shall, unless otherwise authorized, adhere to the following locational criteria: **[OPA No. 18]**
 - a) above the defined top-of-bank;
 - b) outside the designated erosion and access and slope stability setback;
 - c) outside the development setback from watercourses; and
 - d) outside environmentally significant areas and lands designated Natural Heritage (EP).
- iv) Stormwater management will be addressed through the following means: **[OPA No. 18]**
 - a) Preliminary Stormwater Management Reports, in conformity with the approved Stormwater Management Strategy (a part of the Servicing Strategy), shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies; and

- b) Detailed Stormwater Management Reports, in conformity with the Preliminary Stormwater Management Reports, shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to final approval and registration of any plan of condominium.

- v) Development shall be contingent upon the provision of methods of handling stormwater within the development in a manner that will ensure that the rate of run-off will not exceed predevelopment levels and volumetric controls will be applied.

- vi) Stormwater management planning shall take into account the necessity for control of the quality and quantity of runoff, so that damage to habitats is avoided, in accordance with the policies of this Amendment and in consideration of the following criteria:
 - a) The retention of existing tree cover or natural vegetation and the provision of significant grassed or natural areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. Clearing for roads and grading to the house envelope shall be limited to encourage natural tree cover and vegetation.
 - b) Lot levels and swales on parcels or lots shall be controlled to achieve, where possible, 1% grades to promote infiltration.
 - c) Shallow, grassed swales for roadside drainage shall be utilized to reduce runoff and lessen erosion.
 - d) Existing drainage patterns shall be maintained.
 - e) Existing cold water streams will be managed and protected from extended duration flows and thermal impacts. **[OPA No. 18]**
 - f) Source controls will be fully utilized.
 - g) Comprehensive erosion sediment control plans shall be developed for all phases of construction.

- vii) Appropriate storm drainage facilities shall be installed and maintained to serve development within the Amendment area. Detailed Storm Water Management Reports will include a comprehensive maintenance plan.

10.3.12. **Transportation Policies**

10.3.12.1. **Objectives**

It is the objective of this Amendment to provide, with a minimum of negative economic, environmental and social impacts, an integrated road network that offers the safest and most efficient flow of traffic within and through the Amendment area, in a manner that is compatible with the existing and proposed transportation systems,

10.3.12.2. **Transportation Policies**

- i) Collector road alignments reflected on Schedule “**A-13A**” - Land Use and Roads Plan are approximate. Minor variations in the location of intersections, in road right-of-ways widths and sight triangles, or in the alignments of any new facilities may be permitted without amendment to the Official Plan provided: **[OPA No. 18]**
 - a) Other provisions of this Amendment are complied with; and,
 - b) Detailed engineering, planning, environmental, and other studies have been carried out which document to the satisfaction of the Authority having jurisdiction, the rationale for making the variations.
- ii) Prior to any development taking place, a traffic impact study for the proposed development shall be undertaken by the proponent for review by the Ministry of Transportation in accordance with the M.T.O. guideline outlining the requirements for submission of such a traffic impact study. The study shall identify the impact the development will have on the Highway 400 and Horseshoe Valley Road interchange. Findings and recommendations of various studies will be considered by Council of the Township and implemented to the satisfaction of Council. **[OPA No. 18]**
- iii) All new roads being developed and all existing roads being reconstructed shall be in accordance with Township of Springwater standards, with the exception of condominium roadways.
- iv) A future turning circle at the southern extremity of Fox Farm Road will be planned, developed and dedicated to the Township through the development approval process. In addition, the development will provide for the provision of a network of local condominium roads, walkways and paths throughout the development areas in order to improve the interconnections and linkages within the Adult Lifestyle Community. **[OPA No. 18]**

- v) County access to its reforestation lands can be provided as part of site plan approval.

Agreement(s) are to be entered into and easements to be registered on title to provide for access to County forest lands across the Amendment area by the County of Simcoe. **[OPA No.18]**

- vi) The Township of Springwater, as a condition of development or redevelopment, may require lands for the purposes of road widening (specified elsewhere in this Amendment), to be dedicated to the appropriate authority having jurisdiction. Additional lands in excess of the typical rights-of-way widths may also be required to be conveyed for works related to but not limited to, pavement, intersection, sight triangle, drainage and buffering improvements.
- vii) Access to roads shall not be permitted where a traffic hazard would be created due to inappropriate sight distances, curves or grades.
- viii) Roads proposed to cross watercourses shall require the approval of the Township, the Nottawasaga Valley Conservation Authority, Ministry of Natural Resources and any other authority having jurisdiction prior to the commencement of any construction.
- ix) New municipal roads and additional rights-of-way required to improve the transportation network shall normally be acquired as a condition of the approval of plans of subdivision and plans of condominium, site plans and consents.
- x) In order to minimize any adverse impacts on the natural environment, the Township of Springwater shall consult, when appropriate, with the Ministry of the Environment, the Ministry of Natural Resources, the County of Simcoe and the Nottawasaga Valley Conservation or any other concerned public agency in the final definition of any road alignments.
- xi) Although roads are shown on Schedule "A-13A" - Land Use and Roads Plan which are not under the jurisdiction of the Municipality, this Plan does not imply that the Township of Springwater is assuming the authority for such roads. **[OPA No. 18]**
- xii) Approval under the Environmental Assessment Act may be required for road construction.

10.3.12.3. **Infrastructure Requirements**

- i) New infrastructure and improvements are required in accordance with the following:

Phase One

Prior to Building Permits being issued for Phase One, the County will require a detailed Traffic Impact Study to address the intersections of County Road 22 at Fox Farm Road and Old Second Road South, to determine the extent of improvements required. Any costs related to road improvements required are to be borne by the developer. The developer may also be required to enter into financial agreements with the County of Simcoe for the required road improvements. The intersection of County Road 22 (Horseshoe Valley Road) and Fox Farm Road must be fully upgraded, including the installation of traffic signals, and improvements are to be made to County Road 22 to ensure a safe approach and adequate sight distances at the intersection, to the satisfaction of the Township of Springwater and the County of Simcoe. Fox Farm Road must be improved or built to municipal standards for its entire length from County Road 22 to the Old Second Road South. A turning circle is to be constructed at the intersection of the road and the proponent's lands (located on the proponent's lands), and the road will then continue through the development as a private collector road with or without gates at either end. The Old Second Road South must be upgraded to municipal standards for a distance of 150 metres to the north and south of the intersection of the Old Second Road South and the private collector road. Municipal access over the private collector road is to be available at any time, and **[OPA No. 18]**

Also, prior to Building Permits being issued for Phase One, the required intersection improvements of County Road 22 (Horseshoe Valley Road) and the Old Second Road South shall be constructed to the satisfaction of the Township of Springwater and the County of Simcoe.

Phase Two

Prior to Building Permits being issued for Phase Two, the Old Second Road South shall be upgraded from the intersection with the private collector road section of Fox Farm Road, north to the intersection with County Road 22 (Horseshoe Valley Road) to the satisfaction of the Township and County of Simcoe. Intersection

improvements shall be constructed to the satisfaction of the Township of Springwater and the County of Simcoe. **[OPA No. 18]**

Phase Three

Prior to Building Permits being issued for Phase Three, the Old Second Road South shall be upgraded, from the intersection with the private section of Fox Farm Road (the private collector road) south to Forbes Road (if not already completed by others, in which case pro rata contributions may be assessed to this development) to the satisfaction of the Township and the County of Simcoe. Or, alternatively, securities may be placed with the municipality for the value of this work, to the satisfaction of the Township of Springwater and the County of Simcoe. **[OPA No. 18]**

10.3.12.4. Condominium Roadways

Internal road access for future development is proposed through condominium roadways. The primary function of condominium roadways is to link abutting development with the private collector road through the Amendment area. **[OPA No. 18]**

- i) There shall be allowances for two way roadways in proposed condominium blocks as generally outlined in the approved site plan. These allowances could accommodate sidewalks or bicycle lanes which are to be considered at the time of the approval of site plans. **[OPA No. 18]**
- ii) The sight triangles where condominium roadways intersect shall be 5.0 metres.
- iii) The ultimate pavement width shall be 8 metres for two way roadways, subject to the Township being satisfied that adequate snow removal and storage can be accommodated. This determination shall be made during the review of site plans for residential, commercial, institutional and recreational development. In addition, adequate parking on-street or as otherwise provided, is necessary.
- iv) Condominium roadways shall be designed to discourage through traffic by a low speed design that incorporates road patterns such as loops and crescents and other appropriate design details. A minimum number of cul de sacs may be permitted but generally “dead end” roadways will be discouraged. One way streets will be permitted.

- v) When designing condominium roads, consideration should be given to innovative stormwater management techniques such as roadside swales or infiltration facilities to help maintain the natural water balance of the area.

10.3.12.5. **Pedestrian Policies**

The following policies apply to walking trails and pathways sited, and developed through the development process.

- i) The Township of Springwater shall encourage the development of a continuous walking trail/pathway system that links various development areas and features within the Amendment area.
- ii) The exact location of the walking trails/pathways shall be established through the development approval process.
- iii) Consideration should be given to the following in designing and developing walking trails/pathways:
 - a) grade separations at appropriate points in the roadway system;
 - b) design measures such as signage;
 - c) additional road rights-of-way widths.
- iv) Consideration shall be given to requiring walking trails/pathways as part of any development to provide access to existing and/or proposed land uses within the Amendment area and to ensure continued linkage of such walking trails/pathways from one development area to another.

10.3.13. **Phasing and Monitoring Review and Amendment**

10.3.13.1. **Phasing and Monitoring Policies**

- i) Development permitted by this Amendment shall only proceed when the water supply and distribution facilities, storm drainage facilities and communal sewage disposal system(s) required by this Amendment are available in sufficient capacity to serve the proposed development and when the environmental monitoring policies of Section 5.2 have been fulfilled.
- ii) Four (4) Phases of future development throughout the Amendment area have been identified on Schedule "A-13C". **[OPA No. 18]**

- iii) Phase 1 includes the community commercial, community institutional and recreation uses but the timing of development of these lands depends on the needs of the community subject to the provisions of Section 10.3.10.3. Notwithstanding this flexibility, it is anticipated that the community amenity areas (such as outdoor recreation facilities) will be developed in the early phases of future growth.
- iv) It is anticipated that the Servicing Strategy required for each phase of development, prior to approval of a plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.
- v) It is anticipated that the Servicing Strategy required for each phase of development, prior to approval of a plan of condominium, shall identify the most feasible method of commencing development and providing initial services for each development area.
- vi) It is intended that the Amendment area be used to accommodate a self-contained Adult Lifestyle Community with a maximum of 800 dwelling units. The community shall be marketed and developed as an Adult Lifestyle Community.

Further, the zoning by-law(s) implementing this Amendment will ensure that all common areas and facilities will be designed and planned to accommodate adult activities and recreational interests.

This Amendment is based on the assumption that there will be a maximum of two persons per unit. As development proceeds, the Township will monitor the numbers of persons per unit within the existing development to ensure that servicing (water and sewer) capacity is adequate. No subsequent phase of development may proceed unless it is demonstrated to the satisfaction of the Township that the servicing capacity will be adequate for future development.

Any Condominium Agreements and Offers of Purchase and Sale shall characterize the nature of the development as an “Adult Lifestyle Community” and state that residential occupancy is intended for a maximum of two full-time residents per unit.

Any offers of Purchase and Sale shall characterize the nature of the development as an “Adult Lifestyle Community” and state that residential occupancy is intended for a maximum of two full-time residents per unit. **[OPA No. 18]**

Further, in recognition of the school boards' responsibilities, if monitoring indicates that there are a significant number of school age children living within this Adult Lifestyle Community, Council will not permit any subsequent phases of development to proceed and the removal of the "Holding Zone Provision" will be withheld. No further development will be approved.

- vii) In addition to and in accordance with Section 10.2.13 of the Township's Official Plan, Council shall review the Adult Lifestyle Community - Spring Lakes on an annual basis to ascertain whether approved development has become inactive, dormant or abandoned. In undertaking this monitoring activity, Council shall have regard to Schedule A-13C – Phasing Plan", in addition to overall residential development type percentages outlined in Sections 10.3.7.3, 10.3.7.5 and 10.3.8.3. If the rate of development falls below 30 housing units per year, on average, over a five year period, Council will address amending the Official Plan for the Township by reconsidering land use designated and associated phasing. Phase(s) may be reduced in size to more reasonably reflect expectations for future development and land use designations may be changed in response to lower rates of development. **[OPA No. 18]**

10.3.13.2. **Amendment Policies**

In addition to amendments initiated by Council in accordance with the above noted provisions, Council shall consider requests for amendment to the Official Plan in accordance with the relevant policies and criteria for the particular use or issue affected. In considering the merits of an amendment to the land use designations shown on Schedule "A-13A" or to the policies or other provisions of this Amendment, Council shall have regard for the following: **[OPA No. 18]**

- i) The need for the proposed change in use;
- ii) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- iii) The physical suitability of the land for such proposed use;
- iv) The location of the areas under consideration with respect to:
 - a) The adequacy of the existing and proposed roadway system in relation to the development of such proposed areas;

- b) The convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; and,
 - c) The adequacy of all applicable municipal services in view of the policies contained in this Amendment, and in accordance with technical reports or recommendations which the Council shall request from the Ministry of the Environment, the County of Simcoe and any other appropriate authority deemed advisable.
- v) The compatibility of such proposed use with uses in the surrounding area.
 - vi) The potential effect of the proposed use on the financial position of the Township;
 - vii) The effect of the proposed use on the population level and the social character of the Adult Lifestyle Community;
 - viii) The potential effect the proposed amendment may have on the environmental significance of the area.
 - ix) Compliance with the County Official Plan and the Provincial Policy Statement; and
 - x) Other matters considered appropriate by the municipality or approval authority.

10.3.14. **Development Policies**

10.3.14.1. **General Policies**

- i) It is the policy of this Amendment to ensure environmentally sound and orderly growth in the Amendment area by establishing development policies under which the development of lands, buildings and structures should properly proceed. These policies apply to all development within the Amendment area as outlined in Schedule "A-13A". **[OPA No. 18]**
- ii) The boundaries of the developable areas shown on Schedule "A-13A" are approximate. Where the general intent of this Amendment is maintained as determined by the Township of Springwater, minor adjustments to such boundaries will not require amendments to the Official Plan, as determined by the Township of Springwater. **[OPA No. 18]**

- iii) All development (with the exception of the fire and emergency service facilities) shall be setback a minimum of 20 metres from external boundaries. This 20 metre buffer area shall be landscaped and graded in accordance with approved site plans.
- iv) Council of the Township of Springwater recognizes that a number of areas within the Official Plan Amendment area may have high archeological potential due to the close proximity of other known significant archaeological sites and favourable physiographical features such as the Matheson Creek and its tributaries within the amendment area. Council will, therefore, as part of any further development application (Draft Plan of Subdivision or Condominium Plan, Zoning Amendment, Removal of the “Holding Zone Provision” from any subsequent phase of development, site plan control application or other) require that an Archeological Heritage Impact Assessment be undertaken. Significant archeological sites and resources that may be identified will either be preserved on site or carefully removed and documented by a licensed archeologist. Any archeological impact assessments conducted are to be prepared and approved in accordance with the guidelines and requirements of the Ministry of Citizenship, Culture and Recreation (MCZCR). A copy of the assessment and any further reports shall be submitted to the County of Simcoe.
- v) It is the policy of the Nottawasaga Valley Conservation Authority (NVCA) to encourage the acquisition of lands for conservation purposes in the vicinity of Matheson Creek. On this basis, lands located north of the top of bank along the northern tributary of Matheson Creek shall be conveyed to the NVCA for conservation purposes and public access. In addition, the lands designated “Natural Heritage” in the western part of the plan Area will be subject to conservation easements or restrictive covenants in favour of the NVCA, under the Conservation Land Act.

10.3.15. **Implementation**

10.3.15.1. **General Policies**

This Amendment will be implemented in accordance with the provisions of the Planning Act, Municipal Act, Fisheries Act and other provincial and federal legislation that may affect planning and development with the Amendment area.

This Amendment will be implemented through a by-law passed under Section 34 of the Planning Act and a Site Plan Control Agreement

passed under Section 41 of the Planning Act, R.S.O. 1990, c.P13, as amended. **[OPA No. 18, Mod. 7]**

Township Council will enact a zoning by-law under Section 34 of the Planning Act consistent with the policies of this Official Plan Amendment. Zoning by-law approval by Council will be based upon the satisfactory preparation, acceptance and approval by the Township Council of the master site plan (used as the basis of Schedule "A-13A)". Further, with the exception of those lands generally shown as Phase 1 on Schedule "A-13C" to this amendment, the zoning by-law will also use the "holding zone provision" as symbolized by the letter "h" as provided for under Section 36 of the Planning Act. Council shall not remove the "holding zone provision" from subsequent Phases 2, 3 and 4 until it is satisfied that the development of Phase 1 has satisfactorily complied with the various monitoring criteria and processes outlined and described in this Official Plan Amendment. Similarly, each phase has an approved site plan and the removal of the "holding zone provision" from Phase 2 and subsequent phases shall not occur until each phase has an approved site plan and monitoring has been completed with the results being satisfactory and acceptable to Township Council. **[OPA No. 18, Mod. 7]**

- 10.3.15.2. A number of road improvements identified and required in Section 10.3.12 of this Plan have already been completed by 1522491 Ontario Inc., the developer of the Pine Hill Subdivision Plan 51M-793, located On Part of Lots 1 and 2, Concession 3, in the Township of Springwater.

Prior to any final approval for a Site Plan, Plan of Subdivision or a Condominium Plan being granted for the Adult Lifestyle Community of Spring Lakes, the Township shall require the developer to provide evidence that it has entered into a Cost Sharing Agreement with 1522491 Ontario Inc. and that it has reimbursed 1522491 Ontario Inc. for its proportionate share of the road improvements completed by 1522491 Ontario Inc. for the upgrade of Fox Farm Road between and including its intersections with Maltman Court and Horseshoe Valley Road. **[OPA 18, Mod. 10]**

10.3.16. **Public Information/Public Meetings**

10.3.16.1. **Public Information**

In order to adequately inform the general public as to the policies and proposals contained herein, Council shall upon receiving approval of this Amendment, reproduce this Amendment and make it available to the public.

10.3.16.2. **Public Meetings**

Council shall actively seek the view and participation of the public prior to making any decisions regarding the amendment or review of the Official Plan as it relates to this Amendment area, the enactment or amendment of Zoning By-laws, the removal of “holding zone provisions” and shall hold public meetings for this purpose.

Notice of Public Meetings shall be given in accordance with the requirements of The Planning Act.

Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment which facilitates the following:

- i) Changes the number of sections or the order of sections in this Amendment but does not add or delete sections;
- ii) Consolidates previously approved Official Plan Amendments in the new document without altering any approved policies or maps; and/or;
- iii) Corrects grammatical or typographical errors in the Amendment which do not affect the intent of affect the policies or schedules.

10.3.17. **Interpretation**

10.3.17.1. **General Policies**

The provisions of the Official Plan for the Township of Springwater, as amended from time to time, particularly regarding the implementation and interpretation of the Plan shall apply in regard to this Amendment. In addition, the provisions set forth in this Amendment regarding the interpretation of the Adult Lifestyle Community - Spring Lakes Amendment shall apply in regard to this Amendment. In the event of any conflict between this Amendment and any previously approved Official Plan, this Amendment shall govern.

10.3.17.2. **External Boundaries**

The outer limit of the area subject to this Amendment is shown on Schedule “A-13A” and is fixed and inflexible and can be changed only by an amendment to this Plan.

10.3.17.3. **Internal Boundaries**

It is intended that the internal boundaries between designations within this Amendment as shown on Schedule “A-13A” shall be considered as

general only, except in the case of property boundaries, lot lines, topographic features and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to the Official Plan subject to acceptance by the Township of Springwater. Other than such minor adjustments, no areas or zones, except as provided in this Amendment, shall be created that do not conform with this Amendment. **[OPA No. 18]**

It is recognized that the boundaries of the “Natural Heritage (Environmental Protection) - Category 1 lands” on Schedule “A-13A” to this Plan may be imprecise and subject to minor changes. The Township of Springwater shall determine the extent of these environmental areas on a site-by-site basis when considering development proposals, in consultation with the Nottawasaga Valley Conservation Authority. Any refinement of the “Natural Heritage (Environmental Protection) - Category 1 lands” designation may be permitted without necessitating an amendment to the Official Plan provided written approval is obtained from the Nottawasaga Valley Conservation Authority and accepted by the Township for interpretation purposes. **[OPA No. 18]**

10.3.17.4. **Schematic or Symbolic Designations**

The designations of proposed open space locations are intended to represent a general schematic location only, and are not indicative of a specific size, shape or location of the area. Nevertheless, where open space locations are shown in close proximity, it is intended that they will be planned for adjoining lands where certain open space and recreation facilities may be provided and utilized in common.

10.3.17.5. **Road Locations**

The collector road locations as indicated in Schedule “A-13C” shall be considered as approximate only. Changes to this Amendment therefore will not be required in order to make minor adjustments or deviations to the location of roads, provided that the general intent of this Amendment is maintained. **[OPA No. 18, Mod. 9]**

10.3.17.6. **Uses**

Except where stated restrictively, the permitted uses identified for each land use designation are intended to illustrate the range of activities in that designation and allow for uses which, in the opinion of the Council, are similar in all relevant particulars to named uses.

Wherever a use is permitted, it is intended that uses, building or structures normally incidental, accessory and essential to that use shall also be permitted.

Specific uses and related regulations shall in any case, be defined for an area at such time as the Zoning By-law comes into effect.

10.3.17.7. **Numerical Provisions**

Minor variations in the required width of rights-of-way for the road classifications according to Section 10.3.12 and Section 12 of this Amendment including the required dimensions of sight triangles, may be permitted without amendment to the Official Plan provided: **[OPA No. 18]**

- i) All other provisions of the Amendment are complied with; and,
- ii) Detailed engineering, planning, environmental and other studies have been carried out which document the rationale for making the variations, to the satisfaction of the authority having jurisdiction.

Springwater Official Plan

Section 11 – Commercial

11.1. General Policies

11.1.1. Objectives

- 11.1.1.1. To provide opportunities for a diversified economic base which supports a healthy, stable economy and enhances employment opportunities.
- 11.1.1.2. To provide commercial facilities for the day to day needs of local residents
- 11.1.1.3. To provide for highway, recreational and service oriented commercial facilities to serve the needs of the traveling public and Township residents or for specific commercial uses requiring large areas of land and good road access.

11.1.2. Policies

- 11.1.2.1. The Commercial classification of land shall mean that the predominant use shall be for commerce which is defined as the buying, selling and provision of goods and services. This classification need not prevent some of the land from being used for other purposes provided these purposes are compatible with Commercial and will in no way detract, hinder or prevent the areas from being used for proper commercial development and provided further that precautions are taken by imposing standards on how the land may be used by these other purposes to protect the areas for commerce. These standards are to be included in the implementing Zoning By-law.
- 11.1.2.2. The exception to permit other land uses does not include any industrial undertaking unless such industrial undertaking is accessory, incidental and subordinate to the Commercial undertaking and is essential for the satisfactory operation of the Commercial undertaking.
- 11.1.2.3. Commercial uses on private or partial municipal services may include a dwelling unit as an accessory use, where there exists a suitable environment for a residence. In areas of full municipal services residential uses in conjunction with Commercial uses will generally be permitted. In addition, the implementing Zoning By-law will contain regulations governing location, off street parking requirements, minimum floor areas for residential uses and other related regulations.
- 11.1.2.4. Compatible public and institutional uses may also be permitted within the various Commercial designations. Such uses shall be generally small in

scale and may include churches, community centres, daycare centres and schools.

- 11.1.2.5. Commercial development shall be prohibited in areas of prime agricultural lands. In regard to the location of any Commercial development, consideration shall be given to ensure that such development will not negatively impact the farming industry or community.
- 11.1.2.6. Regard shall be had to the transportation section of this Plan to ensure compliance with entrance, location and design criteria as may be required.
- 11.1.2.7. Off street areas shall be required for every building and use within this classification in order that adequate parking and loading space may be provided to the degree required by the nature of the business being carried on.
- 11.1.2.8. Access points to such parking shall be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic. Where appropriate, the off street connection of parking areas between adjacent Commercial properties is encouraged to facilitate the movement between sites and to avoid the use of adjacent public roads.
- 11.1.2.9. Commercial facilities shall be located and sited so as to be easily accessible by vehicular traffic. Major Commercial areas shall be located near or adjacent to highways and arterial roads.
- 11.1.2.10. Commercial facilities shall be encouraged to develop in such a manner so that they are compact, attractive and efficient.
- 11.1.2.11. Adequate buffering shall be provided between the Commercial areas and any adjacent residential areas and buffer planning may include provisions for grass strips and appropriate planting of trees shrubs as may be specified in the implementing Zoning By-law.
- 11.1.2.12. As a condition of development or redevelopment of land, Council may, as provided for under the Planning Act, require the conveyance of land or alternatively a cash payment in lieu of conveyance, for park or other recreational purposes, in an amount not exceeding 2% of the land area or the value of the lands as may be calculated through the provisions of the Planning Act.11.1.2.13.
- 11.1.2.13. Where municipal services are not required, development proposals shall be accompanied by an engineering report indicating that there is an available and adequate supply of potable water for such development, and that soil conditions will permit the installation of an appropriate sewage treatment system. In addition, all sewage treatment systems shall conform to the

standards of local agencies having jurisdiction and/or the Ministry of Environment and Energy.

- 11.1.2.14. All areas or lots designated in any of the Commercial categories found within this Official Plan and shown on Schedule "A" or any other Schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on or are currently used for another purpose such as residential, may be subject to Site Plan Control pursuant to Section 29 of this Plan.
- 11.1.2.15. In addition to the above, the development or re-development of existing Commercial uses, which would result in the significant expansion of useable floor area of the use, may be subject to Site Plan Control. For the purpose of this section, "significant expansion" is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.
- 11.1.2.16. Elmvale: In addition to the policies of this section the following policies apply to the Urban Settlement Area of Elmvale.
- a) Maintain, improve and provide for the controlled growth of the central business district as well as to allow limited commercial expansion in other parts of the community, having careful regard for good site development standards.
 - b) Provide adequate highway commercial establishments oriented to the needs of the travelling public while at the same time having regard that they do not compete on a functional basis with the central business district.
 - c) Permit commercial infilling adjacent to existing commercial uses.
- 11.1.2.17. Phelpston: In addition to the policies of this section the following policies apply to the Urban Settlement Area of Phelpston: a) All commercial development within the Phelpston area shall be encouraged to locate in proximity to the intersection of Flos Road Four West and Phelpston Road. The intent of this policy is to create, in terms of the community, a well defined urban core. It is also intended to permit those uses which serve.

11.2. General Commercial

11.2.1. Definition

- 11.2.1.1. The uses permitted in a "General Commercial" designation are those commercial uses which typically provide for the sale of goods and services

to meet the needs of the local market area. Permitted uses may include, but are not limited to, retail commercial uses, personal services, recreational and tourism uses, entertainment uses, community facilities, business and professional offices, eating establishments, service shops and medical services.

11.2.2. **Policies**

11.2.2.1. General Commercial uses should be directed to settlement areas. Such uses should be grouped together and future development should typically take the form of a natural and logical extension to the existing development.

11.2.2.2. New development should have regard for adjacent residential and non-commercial uses and appropriate suitable measures should be employed to mitigate potential adverse impacts.

11.3. **Highway Commercial**

11.3.1. **Definition**

11.3.1.1. The uses permitted in a “Highway Commercial” designation are those commercial uses which typically serve vehicular traffic and which generally rely on such traffic for their economic existence. Permitted uses may include automobile service stations, public garages, automobile sales agencies, eating establishments, custom workshops, motels and accessory retail uses to the above. In addition, land extensive retail and service uses requiring highway access such as construction and building supply yards, commercial nurseries, commercial/industrial vehicle and farm implement dealers may be permitted on a limited basis.

11.3.2. **Policies**

11.3.2.1. Areas to be designated for Highway Commercial use should be located on the perimeter of, or distant from, lands to be used for other commercial activities in order to reduce to a minimum the conflict between pedestrian and vehicular movement. This policy does not preclude the designation and recognition of existing Highway Commercial uses in settlement areas nor the future designation for such uses in settlement areas, however this activity should be limited and consideration must be given to the compatibility of the use with surrounding uses, pedestrians and vehicular movements. **[This section was appealed to the OMB by Chase and withdrawn on Oct. 22/98]**

11.3.2.2. Highway Commercial uses should be grouped whenever possible and served by a service road or designed to facilitate site to site movement so

as to reduce to a minimum the number of access points onto the adjacent public road.

- 11.3.2.3. Storage. The open storage of goods or materials shall only be permitted in conjunction with vegetable and fruit markets, garden centres, motor vehicle and recreational vehicle sales or service centres, antique dealers, lumber and building supply outlets and nurseries. Where goods or materials are stored in the open they generally shall be screened through the use of fencing or landscaping and shall not be visible from the road or surrounding properties. Notwithstanding the above where goods or materials such as motor vehicles or recreational vehicles, antiques, fruit, vegetables, plants, trees or any other form of vegetation are being offered for immediate sale by a motor vehicle or recreational vehicle sales outlet, an antique dealer, a nursery or a garden centre, such goods or materials may be stored in such a way as to be visible from a road or adjacent property.

11.3.3. **Special Urban Settlement Area Policies**

11.3.3.1. **Midhurst**

- a) Although this is a land use designation which is found in other areas of the Township, the policies of this section reflect the particular circumstances in the **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** area and these policies shall apply to those areas designated "Highway Commercial" on Schedule "A-8".
- b) Conditions are different on each side of the highway and therefore two sets of policies apply. In addition to all other relevant policies, on the east side of the highway, the policies of Subsections c) to e) apply while on the west side, Subsections f) to h) apply. The policies following Subsection h) apply to all areas designated "Highway Commercial" on Schedule "A-8".
- c) Lands designated "Highway Commercial" on Schedule "A-8" on the east side of **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** may be used for highway oriented uses, service commercial uses and local commercial uses. Such uses may include service stations, new vehicle dealerships, restaurants including drive-in restaurants, food and other retail stores, personal service shops, service shops, financial service establishments, fruit and vegetable markets, commercial nurseries and commercial schools.
- d) Uses involving outside storage will not be permitted on the east side of the highway in order to protect existing residential neighbourhoods. The display of automobiles or other goods for sale is not considered outside storage.

- e) Extensive landscaping and buffering will be required where a “Highway Commercial” use abuts existing or future residential areas. The potential nuisance effects on the Midhurst residential community will be minimized or eliminated.
- f) The lands designated “Highway Commercial” on the west side of **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** may be used for all uses permitted in Subsection c) as well as land extensive types of commercial uses such as building supply outlets, recreational establishments, mobile home sales, prefabricated building sales and display and swimming pool sales and display. Suitably screened outside storage may be permitted in conjunction with any permitted use.
- g) An accessory manufacturing, assembly or processing operation may be permitted if it is within the same building and subordinate to the commercial operation. Such accessory industrial activity shall comply with the relevant policies of Subsection 8.6.6, “Light Industrial/Commercial” of the Midhurst section.).
- h) Existing residential uses, particularly those along Snow Valley Road, shall be suitably screened and buffered from any adjacent use permitted in the “Highway Commercial” designation. Less extensive screening may be permitted in the case of an existing residential use within the area designated “Highway Commercial”.
- i) Apartments may be permitted above permitted office and commercial uses in accordance with the policies of the Mixed Use Section 8.6.5, Subsection 8.6.5.12.
- j) All areas designated “Highway Commercial” on Schedule “A-8” 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.
- k) No new non-residential accesses will be permitted onto **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** by the Ministry of Transportation and Communication. Therefore the joint use of existing commercial accesses and the use of accesses onto side streets in the vicinity of the highway will be permitted and encouraged. The policies of Section 26, Transportation will apply with regard to access and related matters.
- l) 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.

- m) In view of the prominent location and highway exposure of areas designated "Highway Commercial" on Schedule "A-8", the design guidelines of Subsection 8.6.7 shall apply to development or redevelopment in this area, with the exception of existing single detached dwellings.
- n) The servicing policies of Subsection 8.6.8, Servicing, shall apply to the areas designated as "Highway Commercial" on Schedule "A-8".
- o) Permitted uses in the "Highway Commercial" designation may be developed as individual uses on separate lots or in the form of a multiple use building or plaza.
- p) Developments of over 465 m² (5005 sq. feet) of floor area in areas not currently zoned for "Highway Commercial" type uses may be required to address the following matters to the municipality's satisfaction prior to rezoning:
 - i. The need for impact of additional commercial facilities in terms of existing and projected trade area market conditions;
 - ii. Vehicular traffic to be generated, the ability of existing and proposed roads to accommodate projected traffic volumes, and any required transportation improvements;
 - iii. The management of surface drainage and any pollutants generated by the development;
 - iv. The provision of an adequate supply of potable water and;
 - v. The adequacy of the proposed methods of sewage disposal.
- q) If the Township is not satisfied as to the manner in which some or all of the above matters have been addressed, it shall so inform the developer immediately after completing its study of the relevant material. The Township shall specifically identify any additional information required. The development may not be approved if these matters are not satisfactorily addressed.

11.3.4. **Exceptions**

11.3.4.1. **West half of Lot 24, Concession 8, former Vespra, Schedule "A-3"**

The permitted uses of lands designated Highway Commercial and referring to this policy, shall be fruit and vegetable market and commercial gardening and nursery centre operations, agriculture, outside display and sale of goods, and outside storage.

11.3.4.2. Part of Lot 5, Concession 1, former Flos, Schedule “A-2”

In addition to the permitted uses of the Highway Commercial Section of the Plan, the lands designated Highway Commercial, in the south Part of Lot 5, Concession 1, may also be used for warehousing and inside storage, service industries and transportation uses. Permitted uses shall be of a dry nature in regard to sewage effluent. Furthermore, any development of the subject property shall have regard for and be designed to provide appropriate and safe levels of traffic generation and traffic movement. Prior to Site Plan approval, a Traffic Impact Study shall be completed to the satisfaction of the County that is based upon complete development of the site and a 20 year time horizon. The study is to be completed to the satisfaction of the County, and the applicant will be required to enter into appropriate agreements with the County in the event any road improvements are required. **[OMB Order #2575 - Chase Appeal]**

11.3.4.3. Part of Lots 24 and 25, Concession 8, former Vespra, Springwater (Part of 662 County Road 90), Schedule “A-3

In addition to the permitted uses of the Highway Commercial Section a mini-storage warehouse use is permitted. **[OPA 14 - Miller Lumber - County approved April 9, 2003]**

11.4. Tourist and Recreational Commercial

11.4.1. Definition

11.4.1.1. The uses permitted in a Tourist and Recreational Commercial designation are those commercial uses which primarily serve the tourist and recreational market. Such uses would include tourist accommodations (motel, campground, tourist cabins or a lodge), places of entertainment, ski resorts, conference centres, arenas, golf courses, private parks, amusement parks, and eating establishments.

11.4.2. Policies

11.4.2.1. Tourist and Recreational Commercial uses should be encouraged to be grouped and to locate near other tourist attractions so as to further enhance the attraction and local environment of the area.

11.4.2.2. Roadways should be designed to inhibit through vehicular traffic in these areas.

11.4.2.3. Minimum lot sizes should be determined for the particular use in accordance with the particular regulations of the Ministry of Citizenship, Culture and

Recreation, the Ministry of Environment and Energy and/or the appropriate local agency having jurisdiction. Lot sizes should also be related to the topography, drainage and proposed servicing of the individual site.

- 11.4.2.4. Council in the consideration of the merits of any proposal may require a Feasibility Study and/or Market Analysis prepared by a qualified professional on behalf of the owner. The purpose of any such study should, among other matters, be to address the appropriateness, desirability, scope, impact and cost/benefit of the proposed use.
- 11.4.2.5. The location of new Tourist and Recreational Commercial uses shall be generally restricted to highways and a limited number of specific locations on arterial roads and to waterfront areas where consolidated development presently exists. Provisions shall be made regarding the buffering of commercial land from adjacent land uses. The indiscriminate mixing of Tourist and Recreational Commercial and other land uses should not be permitted.
- 11.4.2.6. Council may enact the necessary By-laws with regard to campgrounds in accordance with the provisions of the Municipal Act. Campgrounds may provide facilities for tent, transient recreational vehicles and house trailers and park model trailers which may be located on site on an annual basis. Campgrounds shall be for seasonal and occasional non-permanent residential use only and shall also be subject to Township licensing and zoning provisions.
- 11.4.2.7. In addition to the Site Plan Control provisions of Section 11.1.2.15, the following shall apply to campgrounds. Development and redevelopment involving the long term (semi-permanent) siting of park model trailers and house trailers in a planned and organized manner within a defined area of a campground may be subject to Site Plan Control.
- 11.4.2.8. Ancillary commercial uses should not exceed 5% of the total developed area or 1,850 sq. metres (19,913 sq. feet), whichever is lesser.
- 11.4.2.9. A minimum of 30% of the development area shall be used for open space recreational, park and nature area purposes.
- 11.4.2.10. In addition to those uses included in Section 11.4.1.1, a communal wastewater treatment system may be located within lands designated Tourist and Recreational Commercial to service the Snow Valley Ski Resort. **[OPA #13 OMB approved Jan. 27/03]**
- 11.4.2.11. Any new warming hut or chalet structure south of the existing Snow Valley ski hills shall be a maximum of 300 square metres in total floor area. **[OPA #13 OMB approved Jan. 27/03]**

Springwater Official Plan

Section 12 – Industrial Policies

12.1. Introduction

This section is intended to provide for a wide variety of industrial and quasi-commercial uses. The Township wishes to create a flexible environment for business which recognizes the changing needs of the private sector. The Township, in consideration of the goal to maintain and enhance the visual and life style characteristics and qualities of the Township will seek to encourage, where appropriate, aesthetic and functional site design having regard for the Community Design Standards of this Plan for such uses.

12.2. Permitted Uses

- 12.2.1. The following uses are permitted: manufacturing, assembly, processing of goods, service industries, research and development facilities, warehousing, storage of goods and materials, freight transfer, transportation facilities, automotive and vehicle repair; office buildings, restaurants, wholesale outlets and personal and professional service uses.
- 12.2.2. Community, cultural and recreational uses and other uses with similar characteristics that may appropriately be located in an Industrial designation. Recreational type uses should generally be located within an enclosed building.

12.3. Policies

- 12.3.1. The Township recognizes as Industrial areas on the Land Use Schedules, those areas in Springwater Township having a concentration or high potential for the concentration of manufacturing, assembly, warehousing and/or related employment activities.
- 12.3.2. The Township may zone lands designated Industrial for one or more purposes which are permitted uses and in doing so may apply appropriate performance standards, regulations and provisions.
- 12.3.3. Industrial uses will be encouraged to locate in urban settlement areas.
- 12.3.4. Industrial uses should be grouped and concentrated in one area wherever possible to minimize any undesirable effects they might have.
- 12.3.5. Industrial locations should be limited to sites served by main roads capable of handling the traffic generated by such industries.

- 12.3.6. Generally industrial uses shall not be permitted on lands designated “Agricultural” however [OMB Order #2575] in the event that such is proved unavoidable, only lands which have a low potential for agricultural production, abutting an existing settlement area will be considered. [Mod. #38 - Jan.28/98]
- 12.3.7. Access to parking areas shall be limited in number and designed to minimize the danger of vehicular and pedestrian traffic. Access to individual lots in an industrial area shall be via a service road whenever possible.
- 12.3.8. Off-street areas shall be required for every building within this classification in order that adequate parking and loading space may be provided to the degree required by the nature of the business being carried on.
- 12.3.9. Notwithstanding anything to the contrary concerning the lands in the vicinity of William Street in Elmvale, where any industrial designation or zone abuts an existing or proposed residential use, or a roadway is the only separation between two such uses, no industrial or parking use should be made of any land abutting a residential use. This intervening land shall be suitably landscaped with grass, trees and shrubs and maintained as part of the industrial activity.
- 12.3.10. Permitted commercial uses shall be either accessory to or necessary for the permitted industrial uses and they shall in no way inhibit healthy industrial development. **[This section was appealed by Chase and withdrawn on Oct. 22/98]**
- 12.3.11. Industrial uses shall be operated to limit and minimize any adverse effects on adjoining land uses as the result of the emission of noise, dust, smoke or odour.
- 12.3.12. No residential uses shall be permitted in an industrial area with the exception of a dwelling in the form of an apartment located in the premises.
- 12.3.13. Industries of a relatively “dry” nature shall be encouraged to locate within the Township to minimize sewage effluent and treatment problems. Industries of a “wet” nature shall generally be discouraged but when permitted will definitely be required to connect to a piped sewage treatment facility. Industries shall meet the requirements of the appropriate government agency with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, waste water and sewage treatment and disposal.
- 12.3.14. All areas or lots designated “Industrial” on Schedule “A” or any other schedule to this Official Plan which are either currently vacant of any buildings or structures or which are built on but are currently in use for another purpose

such as residential, may be subject to site plan control pursuant to the policies of this Plan.

- 12.3.15. In addition to the above, the development or redevelopment of existing “Industrial” uses, which would result in the significant expansion of usable floor area of the use, may be subject to site plan control. For the purpose of this section, “significant expansion” is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.
- 12.3.16. Buffering and visual screening shall form an important part of the development of the site and the Township shall ensure, through the use of site plan control under the Planning Act, that this aspect among others, is addressed. The Community Design Policies shall be considered in this regard.

Springwater Official Plan

Section 13 – Business Park Policies

13.1. Introduction

- 13.1.1. The Township supports in principle the establishment of a Business Park development in the southerly portion of the Hillsdale urban settlement area. Through the text of this Section this potential location is being identified as a Special Policy Area which recognizes its strategic economic importance to the Township. The Township has excellent highway transportation linkages to the Greater Toronto Area. In particular, Highway 400 is the major arterial route to the G.T.A. Interchanges with Highway 400 are found at Highway 11, County Roads 11 and 22 and Highway 93 near Hillsdale.
- 13.1.2. The Highway 93 and 400 interchange is the only location which met the minimum Township criteria for a space extensive business park. This site has several existing industrial and commercial uses which require good highway access. The subject lands consist of poor agricultural lands, level topography, good access to hard surfaced roads, comprise non-aggregate lands, non-significant woodlands, excellent transportation linkages in every direction and is relatively isolated from concentrated residential land uses.
- 13.1.3. For the purpose of this Plan, the Special Policy Area - Business Park comprises lands located within Schedule "A-7", Hillsdale Land Use and Road Plan being part of Lots 48, 49, 50, 51 and 52, Concession 1, E.P.R., former Medonte Township and Lots 50, 51 and 52, Concession 1, W.P.R., former Flos Township.
- 13.1.4. **Given the presence of the Natural Heritage and County Greenlands designation affecting this area as set out in Section 13.1.3, environmental work is necessary to determine where and in what configuration development should occur. [Mod. #39 - Jan.28/98][OMB Order #2575]**

13.2. Permitted Uses

- 13.2.1. No new single detached dwellings or consents for residential purposes shall be permitted. Space extensive commercial and industrial uses which may require outside storage, outside display, large amounts of vehicular parking, emit noise or dust as a result of their operations are allowed. Without limiting the foregoing uses such as manufacturing, assembly, processing of goods, service industries, research and development facilities, metal fabrication, warehousing, storage of goods and materials by commercial movers, freight transfer, transportation facilities, automotive

and vehicle repair, office buildings, wholesale outlets and service outlets are permitted. Ancillary uses such as restaurants and professional offices may be permitted when several primary uses have been established in this designation.

13.2.2. Only uses which are environmentally sustainable and typically known as dry uses shall be permitted.

13.2.3. The development of accessory apartment uses in non-residential buildings shall comply with the following policies:

13.2.3.1. There shall be a maximum of one apartment unit located within the industrial building;

13.2.3.2. There shall be a maximum of one apartment unit located within the industrial building;

13.2.3.3. Adequate off-street parking shall be provided;

13.2.3.4. An on-site private open space area or areas shall be provided for the use of residents living in the apartment unit; and,

13.2.3.5. There shall be compliance with the provisions of the Zoning By-law.

13.2.4. Uses which manufacture, process, mix, refine and treat industrial chemicals, shall generally not be permitted. Uses which require chemicals in their production process may be permitted on the condition that the chemicals are not discharged onto or into the site or atmosphere.

13.3. Site Plan Control

13.3.1. All areas designated Business Park may be designated as site plan control areas. Any redevelopment of existing industrial uses in such areas which any new Business Park uses may be subject to Site Plan Control and Section 7 Community Design Standards. For the purposes of this section, "significant expansion" is defined as an expansion of approximately 25% or greater of lot coverage on the subject lot or 25% or 150 square metres (500 square feet) of the useable floor area of any buildings associated with the use.

13.4. Development by Consent

13.4.1. It is anticipated that major Business Park development involving the establishment of several different industries will occur by plan of subdivision. However, where smaller land holdings have frontage on an existing open public road, consents may be considered.

- 13.4.2. Comprehensive development will be encouraged in the Business Park designation, wherever possible. Direct access to Penetanguishene Road (Hwy. 93) for most forms of new development will not be encouraged. Joint utilization of local service road access points to the Highway will be encouraged.
- 13.4.3. The development of combined and co-ordinated off-street parking areas shall be encouraged whenever possible.
- 13.4.4. In addition to the foregoing, individual property owners will have to provide a comprehensive conceptual plan to the Municipality which is deemed to be satisfactory to the Township; enter into any necessary servicing agreements, before individual consents are considered,

13.5. Design Guidelines

13.5.1. Design of Development

13.5.1.1. The Business Park uses will be served by a local service road, wherever possible, to reduce to a minimum the number of access points onto Penetanguishene Road (Hwy. 93) and Flos Road Four East. The road design, internal lanes, parking and loading areas shall provide for the safe and efficient movement of vehicles and pedestrians.

13.5.1.2. In addition to the Community Design Guidelines of Section 7, the following additional policies shall apply:

- a) In view of the importance of the Business Park designation, and the amount of land which fronts on two major arterial roads, it is the policy of this Plan that development in areas abutting on or visible from an arterial road should blend in with its natural surroundings.
- b) Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and surrounding area.
- c) Buildings on lots fronting on Penetanguishene Road (Hwy. 93) and Flos Road Four East shall be sited well back from the road and the areas of the lot immediately abutting these major arterials shall be landscaped.
- d) At least 25 percent of any yard abutting the Highway should 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.

- e) Display areas should not occupy more than approximately 35 percent 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 should not occupy more than approximately 50 percent of said yard.
- f) Outside storage shall only be permitted in rear or interior side yards. Such storage areas shall be fenced and screened from nearby roads or residential areas.
- g) Loading areas shall only be permitted in rear or interior side yards.
- h) Off-street parking areas shall be attractively designed and integrated into the total design of the site, particularly on lots abutting Penetanguishene Road (Hwy. 93).
- i) The design and placement of signs, particularly in areas visible from Penetanguishene Road (Hwy. 93) shall be carefully controlled. Freestanding signs will be discouraged. 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. The joint use of signs by two or more developments will be encouraged. Signs using flashing mechanisms and excessively brilliant illumination will not be permitted. Council may pass a Sign By-law. Conformity with the sign requirements of the Ministry of Transportation and the Township and their approval for signs in the vicinity of Penetanguishene Road (Hwy. 93) will be required.
- j) The illumination from signs and outdoor lighting fixtures shall be directed away from adjacent residential uses or other incompatible uses.
- k) 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 Bylaw may require a maximum increase of 25 percent in the minimum required yard depth in such areas.
- l) All lots abutting Penetanguishene Road (Hwy 93) 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.

13.6. Roads and Transportation

- 13.6.1. Penetanguishene Road (Hwy. 93) carries large volumes of traffic. It is a policy of this Plan that its role as a major transportation artery shall be protected.
- 13.6.2. All new Business Park uses should only be permitted if access can be obtained from side streets, existing industrial/commercial accesses or through the development of a service road or other means of access approved by the appropriate government agency.
- 13.6.3. Accesses to side streets shall be developed in compliance with all relevant Township specifications.
- 13.6.4. Council may require the preparation of a noise study and, if necessary, Council may require the developer to implement noise attenuation measures.
- 13.6.5. Flos Road Four East is designated as an arterial road in this Plan. Access should be limited with the use of combined access points and the development of service roads shall be encouraged. Direct access to the road shall be discouraged whenever possible.
- 13.6.6. Flos Road Four East should be developed to an ultimate right-of-way width within the Business Park designation of 30 metres. Where inadequate road widths are found, widenings may be acquired through site plan control.
- 13.6.7. Internal service roads should have a minimum width of 26 metres and shall be developed to industrial road standards. Where inadequate road widths are found, widenings may be acquired through site plan control.

13.7. Servicing

- 13.7.1. Within the area included on Schedule "A-7" sewage disposal shall be by septic tanks and tile fields or other individual lot systems as approved by the appropriate government agency having jurisdiction. **A feasibility study is required to determine the most appropriate servicing system for the proposed industrial use(s). The study will address the impact of the 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. [Mod.#40 - Jan.28/98]**
- 13.7.2. Council or the approval authority may require the applicants to prepare an engineering report indicating that soil conditions in an area where a

development is proposed are satisfactory for the installation of the proposed method of sewage disposal.

- 13.7.3. **Where the Servicing Feasibility Study determines that development could proceed on individual wells, [Mod. #40 - Jan.28/98] [OMB Order #2575]** shared or joint use of wells may be permitted. However, the Township shall closely monitor the number and type of development which establishes in this designation and may require a communal water system or connection to the existing system, if warranted in the future.
 - 13.7.4. It shall be a policy of this Plan to minimize the volume and maximize the quality of surface drainage from new developments. Post development flows shall not exceed predevelopment flows.
 - 13.7.5. When development proposals are made, the Township will identify the nature and magnitude of all municipal services to be required by the proposed development. The Township may request that this be done to Council's satisfaction by the proponents of the development in which case they may be required to provide Council with any information needed to assess the municipal servicing implications of the proposal and the financial implications to the Township.
 - 13.7.6. The persons proposing the development may be required to enter into subdivision or other agreements with the Township in order to assist in the alleviation of the financial burden imposed on the Township through the provision of such services.
 - 13.7.7. Only "dry" land uses will be permitted in this designation. 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 the requirements of all approval agencies. Uses involving the discharge of liquids other than water into or onto the site are prohibited. 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.
- 13.8. Additional Business Park**
- 13.8.1. When new Business Park areas are proposed in locations outside the selected area, **an Official Plan amendment is required [Mod. # 41 - Jan.28/98]** and the proposal shall be accompanied by a report which justifies the need for any additional area to be developed. Single use re-

designations in other areas in the Township on a site specific basis will not be encouraged by the Municipality.

- 13.8.2. Impact assessments as detailed in the Provincial Non-Renewable Resources, Natural Hazard and Natural Heritage Technical Manuals may be required, together with other investigations deemed necessary by the Municipality before site plan and zoning by-law consideration are given.

13.9. Requirements for Re-designation to Business Park

- 13.9.1. In addition to the aforementioned policies, an Official Plan amendment to establish a Business Park within the Special Policy Area, shall be required to address the following matters to the Township's satisfaction:

- 13.9.1.1. An assessment of the implications to the Copeland Forest Biological Area to determine the area to be designated Business Park.

- 13.9.1.2. Hydrogeological investigation and soils suitability study.

- 13.9.1.3. A detailed drainage and stormwater management plan.

- 13.9.1.4. A traffic study **which will in addition review the need for an area specific development charge for necessary road and interchange improvements. [Mod. # 42 - Jan.28/98]**

- 13.9.1.5. The preparation of a conceptual plan outlining internal road locations.

- 13.9.1.6. A functional service report detailing water and sewer servicing.

13.10. Atlas Block Manufacturing Facility

13.10.1. Applicability

The Atlas Block Manufacturing Facility applies to 16 hectares (39.5 acres) of land located in Lots 51 and 52, Concession 1 (Flos) identified on Schedule "A (revised).

13.10.2. Intent

The intent of this Amendment is to implement, in part, the policies of Section 13 of the Springwater Official Plan by designating lands for Business Park purposes, specifically for a manufacturing facility for concrete block and related concrete products.

13.10.3. Permitted Uses

The permitted uses under Section 13.2.1 of the Springwater Official Plan shall apply.

13.10.4. **Policies**

13.10.4.1. Servicing and Transportation

- a) Lands designated for Business Park uses under this Amendment shall be serviced by a private septic system and private water system, however, these lands may be connected to municipal or communal services if they are available in the future when surrounding lands are developed for similar uses in accordance with Section 13.
- b) Access to the subject lands shall be obtained from Flos Road 4 in accordance the specifications and standards of the Municipality.
- c) The policies of Section 13.6 shall apply with respect to roads, access and transportation.

13.10.4.2. Design Guidelines

The Design Guidelines set out in Section 13.5 shall be implemented on the lands subject to this Amendment through a site plan agreement.

13.10.4.3. Development by Consent

Lot creation may be permitted in the lands subject to this Amendment subject to Section 13.4 of the Official Plan.

13.10.4.4. Public Facilities

Public facilities such as a park or an emergency services facility may be permitted on the land designated Business Park by this Amendment.

13.10.4.5. Zoning

A zoning by-law amendment shall be adopted by Council to implement this Official Plan Amendment. The amendment shall place the subject lands in a General Industrial/Outside Storage (MO) Zone.

Springwater Official Plan

Section 14 – Institutional Policies

14.1. Objectives

- 14.1.1. To provide for Institutional and public uses which are planned and designed so as to serve the needs of the Township.
- 14.1.2. To encourage the shared use of such uses to promote function, usability and cost efficiencies.

14.2. Policies

- 14.2.1. The Institutional classification of lands shall mean that the use of land in the areas so designated shall be for various forms of public and private schools, places of worship, government and civic facilities, community centres, libraries, museums, cemeteries, health care facilities, cultural facilities and similar community oriented uses providing a public service.
- 14.2.2. It is a policy of this plan to promote the location and development of such uses within or adjacent to urban settlement areas.
- 14.2.3. Some Institutional uses are permitted within other land use designations as indicated in this Plan and implemented through the Township Zoning By-law.
- 14.2.4. Institutional uses should be located to minimize potential conflict with adjacent uses, particularly residential areas. Screening, planting, fencing and other methods will be provided between Institutional uses and adjacent residential uses so as to establish an adequate buffer.
- 14.2.5. Approval of Institutional uses will be subject to the availability of required services including water supply and sewage disposal facilities and the provision of adequate vehicular access and off street parking and loading facilities. Access points to parking areas should be limited in number and designed in such a manner so as to minimize the danger to vehicular and pedestrian traffic. Furthermore, sidewalks in conjunction with Institutional uses, particularly school facilities, are considered important. In regard to new development located adjacent to school sites, sidewalks are considered to be an integral design aspect and part of any development in the general area. In existing situations of this nature, where sidewalks do not exist, Council will give consideration to the need for the installation of sidewalks as may be deemed appropriate.

- 14.2.6. The joint planning for and the joint use of facilities provided by different public agencies is encouraged with particular emphasis on community and educational facilities.
- 14.2.7. Accessory residential uses which are incidental and supportive of the permitted Institutional use may be permitted.
- 14.2.8. Elementary and secondary schools should be located adjacent to public parks and open space areas where possible. Generally the school should be centrally located in regard to the area served and the community role it plays. Location should also be considered in regard to minimizing traffic hazards for children concerning roads and rail lines.
- 14.2.9. All areas designated Institutional on Schedule "A" may be designated by by-law as Site Plan Control areas. Policies concerning Site Plan Control in Section 29, Implementation, shall apply.

Springwater Official Plan

Section 15 – Open Space Policies

15.1. Objectives

- 15.1.1. To provide a range of leisure activities for all ages and interest groups.
- 15.1.2. To preserve and improve the natural features of the Township.
- 15.1.3. To maintain and enhance scenic vistas.
- 15.1.4. To conserve beaches, wooded lands and other distinctive topographical features.

15.2. Policies

- 15.2.1. The Open Space classification of land shall mean that the use of land in the areas so designated shall generally be for active and passive recreational and conservation uses. Uses may include public and private parks, fairgrounds, arenas, community centres, playing fields, beaches, nature trails, picnic areas, nursery gardens, forestry, agricultural, public and institutional uses and accessory buildings and structures.
- 15.2.2. Lands designated as “Open Space” shall be kept substantially free of buildings except for structures of a recreational nature or buildings complimentary and accessory to a recreational activity.
- 15.2.3. Open space lands should be developed as they are acquired so that residents of the Municipality will be encouraged to use the open space areas.
- 15.2.4. Visual and physical means of access shall be provided, to the satisfaction of Council, to all recreational areas, open space, parks and public facilities. Where recreation or conservation projects are designed for public use, adequate automobile parking areas shall be established and access points to parking areas shall be designed in such a manner that they will minimize the danger of vehicular and pedestrian traffic.
- 15.2.5. Where any proposed park dedication is not in an area intended for park purposes it shall be the general policy of this Plan that a cash payment in lieu of the land shall be requested and such monies shall be applied to acquisition and/or development of park lands in accordance with the provisions of The Planning Act. In addition to the acquisition of parkland, the Township may obtain easements and/or enter into agreements with private landowners or public and private agencies for the use of lands for

park purposes. This type of arrangement may be particularly relevant to the location of pedestrian trails on lands designated Open Space or Environmental Protection.

15.2.6. Where any lands designated for Open Space are under private ownership, this Plan does not indicate that this land will necessarily remain as Open Space indefinitely nor shall it be construed as implying that Open Space areas are free and open to the general public or will be purchased by the Township. If proposals to develop any such lands that are in private ownership are made and the Township does not wish to purchase such lands in order to maintain the Open Space, then an application for re-designation of such lands for other purposes will be given due consideration by the Township.

15.2.7. All areas designated Open Space on Schedule “A” may be designated by by-law as Site Plan Control Areas. The policies of Section 29, Implementation, concerning Site Plan Control shall apply.

15.3. Greenways – Corridors and Pathways

15.3.1. The Township of Springwater contains significant existing natural greenways, historic paths, and trails situated along former rail line right-of-ways. These existing greenways and travel corridors include the Ganaraska Trail, Nine Mile Portage and the North Simcoe Rail Trail as well as numerous snowmobile trails.

15.3.2. Greenways are important because they 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 transportation corridors. Greenways may be utilized for a variety of activities which could include walking/hiking, cycling, cross country skiing, nature studies and education, jogging, snowmobiling, and horseback riding.

15.3.3. It is the policy of this Plan to provide future generations with opportunities for linked outdoor recreation and to determine what greenways and other connections or corridors may be protected and maintained for future public use. In order to achieve this, the Township may cooperate with non-governmental organizations, interested local community and service groups, government bodies and/or agencies and determine their support, financial and otherwise, for the maintenance and continued development of a municipal wide greenways system. The Township may also participate in county and/or regional greenways initiatives and undertake corridor feasibility and/or opportunities for use studies.

15.4. Rails to Trails Policies

15.4.1. Certain lands deemed surplus to the needs of railway use have been acquired by the County, Township and private interests. In regard to these lands and similar lands which may be acquired in the future the following policies shall apply:

- a) It is a policy of the Township that the acquisition of surplus rail lands or other similar surplus utility corridors is of general recreational benefit to the residents of the Township. The use of these lands is intended to include passive recreational trails for walking, hiking, bicycle paths and similar uses together with winter activities including snowmobile trails. As these lands become available the Township should investigate the need for the appropriateness of acquiring such lands. The Township, as may be deemed advisable, may partner in the purchase of these lands with other government agencies or private sector groups and avail itself of any appropriate government programs which may assist in such acquisition.
- b) As may be required and deemed appropriate the Township may enter into or be party to right-of-way agreements, to facilitate any such trail system.
- c) The general intent of acquiring these lands is to provide for a recreational trail system for public use. In the development of these lands consideration should be given to minimize the potential danger involving road crossings and similar situations and to provide for the personal safety of users.
- d) Consideration should be given to the security of and protection of abutting properties and where deemed advisable, appropriate measures may be taken to protect these interests.
- e) It is recognized that such lands may pass through various land use designations. For the purpose of this Plan this land use is deemed to be a permitted use in any designation described in this Plan.

15.5. Special Urban Settlement Area Policies

15.5.1. Midhurst

15.5.1.1. The valley lands of Willow Creek along with any appropriate adjacent lands, shall be retained as a linear open space area. The valley's important natural features shall be preserved and protected. Low intensity recreational uses may be permitted where appropriate.

15.5.2. Snow Valley [OPA #13 OMB approved Jan. 27/03]

15.5.2.1. In addition to those uses included in Section 15.2.1, waste water treatment facilities or communal wastewater treatment systems may be located within lands designated as “Open Space” in accordance with Section 29.19.4.

Springwater Official Plan

Section 16 – Natural Heritage (Environmental Protection Policies)

16.1. Objectives

- 16.1.1. To conserve, maintain, and enhance the quality and integrity of the Natural Heritage features and ecological processes of the Township including air, water, land, and living resources for the benefit of future generations.
- 16.1.2. To preserve and protect all Internationally, Provincially and Locally significant Wetlands and Areas of Natural and Scientific Interest (A.N.S.I.'s) situated within the Township.
- 16.1.3. To prevent the diminishment of ecosystem biodiversity and provide for the long term viability of the Natural Heritage System by approving only those land uses which are demonstrated to be environmentally sound and do not negatively impact natural features or environmental functions.
- 16.1.4. To encourage and promote the use of a variety of planning engineering and resource management approaches and techniques to realize the hydrological, biological, and socio-economic benefits derived from the long term protection of the Natural Heritage System.
- 16.1.5. To ensure the wise use and conservation of the ground and surface water resources of the Township and to maintain and protect the function of sensitive ground water recharge/discharge, aquifer and headwaters areas on a watershed and subwatershed basis.
- 16.1.6. To prevent loss of life, minimize property damage and social disruption through the proper management and regulation of flood plain lands or lands possessing steep slopes, areas of soil or bedrock instability, high water tables, or other constraints or natural hazards.

16.2. Policies

16.2.1. The Natural Heritage System

The Township's Natural Heritage System is a diverse and environmentally complex system comprised of various natural features or landforms which include extensive provincially and locally significant wetlands, areas of natural and scientific interest, areas of significant biological habitat, aquifer recharge/discharge and headwaters areas, as well as vast forest and woodland areas. When the quality of these individual components, the most notable and largest of which is the internationally recognized

Minesing Swamp provincially significant Class 1 Wetland, are taken into consideration it is evident that the Natural Heritage System of the Township is truly an outstanding natural legacy and asset.

It is intended that Natural Heritage features and areas are to be protected, maintained, and enhanced and not subject to the impact of incompatible and inappropriate land uses and development. In order to provide adequate protection to especially sensitive and significant environmental features two categories of natural heritage features and areas have been established; areas where “development will not be permitted” (Category 1); and areas where “development may be permitted if it can be demonstrated that it will not negatively impact” the natural features or functions of areas (Category 2). The categorization of environmental significance and sensitivity is determined to various degrees by provincial guidelines, the nature and detail of existing information, municipal criteria, and other agency approaches. **It is acknowledged that the majority of the Natural Heritage System designation lines, shown on the various map schedules of this Plan, have been established through air photograph interpretation and as such may be subject to further interpretation through site specific field testing. [Mod. #43 - Jan.28/98] [OMB Order #2575]** It is anticipated that the delineation of the Natural Heritage System will be periodically revised and updated from time to time over the duration of the planning period to take into account new information, provincial guidelines, and agency and municipal approaches.

16.2.1.1. **Definitions.**

Natural Heritage (Environmental Protection) - Category 1 Lands may primarily be characterized as undeveloped natural areas of high environmental quality and significance and/or sensitivity. These areas typically will be both publicly and privately owned.

Natural Heritage (Environmental Protection) - Category 2 Lands may be characterized as areas of lesser environmental significance and/or sensitivity, although areas of high environmental quality may also be present. Category 2 Lands also presently contain lands/or waters previously altered or impacted (i.e. former agricultural or aggregate extractive areas) and developed areas which exhibit a variety and mix of existing uses.

i. **Natural Heritage (Environmental Protection) Category I Lands**

Lands designated as Natural Heritage (Environmental Protection) Category 1 Lands on Schedule “A” include environmentally significant lands and/or waters of inherent ecological sensitivity, such as those areas containing the following natural features:

- Internationally, provincially, and locally significant wetlands (Classes 1 – 7),
- Provincially significant Areas of Natural and Scientific Interest (A.N.S.I.”s) or other combinations of habitat or landform which could be essential for scientific research or conservation education;
- Significant portions of the habitat of threatened and endangered species; and
- Significant natural watercourses and ravines.

Notwithstanding that all significant natural watercourses and ravines within the Township may not be shown as Natural Heritage (Environmental Protection) - Category I Lands on Schedule “A”, policies are contained within this section which apply specifically to these areas

ii. **Natural Heritage (Environmental Protection) - Category 2 Lands**

Lands delineated as Natural Heritage (Environmental Protection) - Category 2 Lands on Schedule “B” include, but are not limited to, those environmentally significant lands and/or waters of ecological sensitivity, such as those areas containing the following natural features:

- Lands situated adjacent to provincially and locally significant wetlands and other Natural Heritage (Environmental Protection) - Category I Lands;
- Unique and significant biologically sensitive wildlife habitat; Forests and Wood lots;
- Natural connections through valley corridors or other linkages between core areas of the Natural Heritage System;
- Groundwater recharge and discharge, aquifer, and shoreline areas; and
- Natural Fish Habitat.

The above noted components of the Natural Heritage System are for the most part shown in the areas delineated as Natural Heritage (Environmental Protection) Category 2 Lands on Schedule “B”. Policies contained within this section apply specifically to these areas, however, additional policies are contained in this section which pertain to areas such as aquifer recharge/discharge and headwater areas which have yet to be delineated.

iii. **Environmental Significance**

- a) Significant, when used to describe Wetlands and A.N.S.I areas, refers to areas identified by the Ministry of Natural Resources as being provincially significant using evaluation procedures established by the Province.
- b) Significant, when used to describe the majority of natural heritage features or areas, means ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or the Natural Heritage System of the Township according to criteria as determined by the municipality.

iv. **Incompatible Development and Site Alteration**

Incompatible development includes both development and site alteration that would negatively impact a natural heritage feature or area. The term “development” encompasses those activities which require approval under the Planning Act, and the term “site alteration” applies to activities that alter the landform or vegetative character of a site.

v. **Negative Impacts**

Negative Impacts refer to those development or site alteration related activities that result in the loss of the natural feature or ecological functions for which the area was identified.

vi. **Adjacent Lands**

Adjacent Lands may be defined as those lands which may vary in width that are contiguous with and abut Natural Heritage (Environmental Protection) -Category I Lands or lands which abut and are contiguous to significant natural heritage features or areas. Adjacent Lands are those areas which, if developed or subject to site alteration, have a reasonable probability of inducing negative impacts on adjacent natural features and/or the ecological functions of a natural feature or area.

16.2.1.2. **Permitted Uses**

i. **Natural Heritage (Environmental Protection) – Category 1 Lands**

- a) The natural state of these areas is intended to be preserved and maintained to the greatest extent possible. Permitted uses on lands designated Natural Heritage (Environmental

Protection) - Category I Lands as shown on Schedule "A" include existing approved agricultural uses. Other uses include forestry, passive outdoor recreation, scientific research and education, wildlife management, and other activities compatible with the conservation and preservation of the natural flora and fauna.

- b) No buildings or structures shall be allowed in Natural Heritage (Environmental Protection) - Category I Lands other than accessory buildings to permitted uses and those structures necessary for flood or erosion control or for conservation purposes as approved by Council in consultation with the appropriate agencies.

ii. **Natural Heritage (Environmental Protection – Category 2 Lands**

- a) Permitted uses on lands delineated on Schedule "B" as Natural Heritage (Environmental Protection) - Category 2 Lands are those uses which are permitted by the underlying land use designation provided that such uses conform to the policies of this Plan.
- b) Existing uses at the date of formal approval of this Plan may be recognized in the Zoning By-Law. The extent of any such existing use will be limited in the By-law to an area sufficient to the siting of such uses.
- c) It is the intention of this plan to direct development primarily to established settlement areas. Development in lands delineated Natural Heritage (Environmental Protection) - Category 2 Lands however may be permitted if it can be demonstrated, to the satisfaction of the municipality in consultation with the applicable commenting agencies and approving authorities, that negative impacts on the ecological features or functions of the components of the Natural Heritage System of the Township will not occur. The anticipated impact of development may be demonstrated by a proponent of development through the completion of an E.I.A. (Environmental Impact Assessment). The study requirements for an E.I.A. are contained in section 16.2.4 of this Plan.

16.2.1.3. **General Policies**

- i. Where land designated or delineated Natural Heritage System is under private ownership this Plan does not indicate that this land will necessarily remain as such indefinitely, nor shall it be construed as

implying that such areas will be purchased by the Township or a public agency or are free and open to the general public and that unlimited outdoor recreation activities will be permitted.

- ii. The re-designation of lands situated adjacent to Natural Heritage (Environmental Protection) - Category I Lands or adjacent to environmentally significant lands/waters as defined by Section 16.2.1.1. of this Plan shall generally be discouraged. In the event that an application to re-designate such lands is made, the applicant shall undertake an E.I.A. (Environmental Impact Assessment) completed by a professional qualified in the field of environmental sciences to the satisfaction of the Township and other approval agencies.
- iii. The re-designation of **(deletion of “of undisturbed natural portions”)** [Mod. #44 - Jan.28/98] Natural Heritage (Environmental Protection) Category 2 Lands of the Township for development may require an E.I.A. (Environmental impact Assessment) to be completed by a professional qualified in the field of environmental sciences to the satisfaction of the Township and other approval agencies.
- iv. Non-Conforming uses within the Natural Heritage System may be recognized in the Zoning By-law implementing this Plan. The extent of such use will be limited to an area sufficient to the siting of the use. Council shall discourage the extension of non-conforming uses in these areas.
- v. It is not the intent of this Plan to limit the ability of existing agricultural land uses to continue even when such uses presently occur within a natural feature or area, or on adjacent lands, provided that they are consistent with the policies of this Plan or the Zoning By-law. Agricultural uses include; the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production; and associated on-farm buildings and structures.
- vi. An amendment to this Plan will not be required for changes to the Natural Heritage (Environmental Protection) - Category I Lands designation or those areas delineated as Natural Heritage (Environmental Protection) -Category 2 Lands, if the changes are deemed to be insignificant by Council in consultation with the commenting agencies. Where boundaries are in question, the municipality shall consult with the applicable agency/ies to determine the necessity of an amendment to this plan. If an

amendment is deemed unnecessary the Township shall proceed with an amendment to the Zoning By-law.

- vii. In the absence of more detailed mapping, Natural Heritage System boundaries shall be used as guides for the implementation of the policies contained within this Plan. The municipality should amend the Schedules of the Official Plan and Comprehensive Zoning By-law to incorporate more detailed mapping of components of the Natural Heritage System when such mapping becomes available.

16.2.1.4. **Policies**

16.2.1.4.1. **Natural Heritage (Environmental Protection) – Category 1 Lands**

a) Wetlands

- i. The Township contains parts or all of 15 different Wetlands and Wetland Complexes. The following policies shall apply to protect all Wetlands (Classes 1- 7) and unclassified Wetlands in the Township.
- ii. Development shall not be permitted in Wetlands which are designated Natural Heritage (Environmental Protection) - Category I Lands on Schedule “A” to this Plan. Development shall also not be permitted in any unclassified Wetlands not shown on Schedule “A” to this Plan.
- iii. No development shall be permitted within 30 metres (98 feet) of a provincially significant Class 1 - 3 Wetland or 15 metres (49 feet) of a locally significant Class 4 - 7 Wetland. Where the boundary of a Wetland is undefined or unclear, it will need to be defined in consultation with the applicable commenting and approval agencies.
- iv. The municipality may assist stakeholders and others with implementing the recommended actions of the Minesing Swamp Management Plan (1995) or its successor.
- v. The Township shall encourage the development of Management Plans for other Wetlands or Wetland Complexes in consultation with the applicable approving and commenting agencies.
- vi. Wetlands shall be placed in a Zone in the implementing Zoning Bylaw which protects them in accordance with these policies.

b) Areas of Natural and Scientific Interest (A.N.S.I.'s)

- i. For the purposes of this Plan “Areas of Natural and Scientific Interest” (A.N.S.I.'s) are areas of land/or water containing natural landforms or features which have been identified as provincially significant using evaluation procedures established by the province, as amended from time to time. These areas possess valuable characteristics related to the appreciation or function of the natural environment, scientific study or education.
- ii. The Township contains two identified Area of Natural and Scientific Interest (A.N.S.I.) areas known as the Fergusonvale North and the Minesing Swamp A.N.S.I.'s. These areas are of provincial significance and overlap to varying degrees with Wetlands and are designated on Schedule “A” to this Plan as Natural Heritage (Environmental Protection) - Category I Lands. Development shall not be permitted in Areas of Natural and Scientific Interest which are designated Natural Heritage (Environmental Protection) - Category I Lands on Schedule “A” to this Plan.
- iii. No development shall be permitted within 30 metres (98 feet) of any A.N.S.I Area. Where the boundary of an A.N.S.I. is undefined or unclear, it will need to be defined in consultation with the applicable commenting and approval agency/ies.
- iv. The Township shall support and encourage the development of a Management Plan for the Fergusonvale North A.N.S.I. in consultation with the applicable approval and commenting agencies.
- v. Areas of Natural and Scientific Interest shown on Schedule A of this Plan and designated as Natural Heritage (Environmental Protection) Category I Lands, shall be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.

c) Significant Habitat of Endangered and Threatened Species

- i. For the purposes of this section endangered species means any native species, as listed in the Regulations under the Endangered Species Act. Threatened species means any native species at risk of becoming endangered through all or

a portion of its Ontario range if the limiting factors are not reversed.

- ii. Natural areas within the Township not yet identified or recognized may be inhabited by endangered or threatened species for all or part of their life cycle. It is the policy of this Plan to prohibit development in areas of habitat of endangered or threatened species.
- iii. Where a development proposal may have the potential to cause negative impacts to significant habitat of endangered and threatened species and where a recovery/management plan has been prepared, the Township shall implement, as conditions of approval, the relevant habitat protection sections in the area to which the development proposal applies.
- iv. Where a development proposal may have the potential to cause negative impacts to significant habitat of endangered and threatened species and where a recovery/management plan has not been prepared, the Township shall follow the protocol for the identification of the significant portions of the habitat of Endangered and Threatened Species and may require the applicant to identify and confirm through the completion of an E.I.A., the location, size, amount, configuration, and quality of the habitat requiring protection.
- v. As conditions change or new information becomes known in regard to areas of habitat of endangered species, these lands/or waters may be designated Natural Heritage (Environmental Protection) Category I Lands on Schedule "A" of this Plan.
- vi. Areas of Significant Habitat of Endangered and Threatened Species shall be placed in the appropriate Zoning category to ensure no development or site alteration.

d) Significant Ravines and Watercourses

- i. It is the policy of this Plan that ravines and watercourses be kept in as natural a state as possible and not developed. Development is not permitted in steep sloped areas of ravines and along watercourses. For the purposes of this section steep sloped areas are defined as areas with slopes of greater than 3:1.

- ii. A minimum setback distance of 20 metres (65 feet) from the top of a watercourse or ravine bank is required for all buildings or structures and septic systems and swimming pools. A reduction in the setback may be considered by the municipality for an existing lot of record if a satisfactory geotechnical investigation by a qualified soils consultant addressing slope stability is received. Prior to Council rendering a decision on the application, written comments from the appropriate agencies shall be submitted to the Township which clearly state the recommendations on the matter with reasons
- iii. Significant watercourses and ravines shall be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies

e) Snow Valley [OPA #13 OMB approved Jan. 27/03]

The significance and importance of “adjacent lands” to the integrity of the Minesing Swamp is recognized. As such, development and site alteration will not be permitted by the Official Plan on lands within 120 metres of the Swamp, nor upon those lands in varying width located below 205 metres G.S.C.D. to the edge of the swamp. All lands located below the 205 metre contour elevation have been designated Natural Heritage (Environmental Protection) Category 1 on Schedule “A-12” to the Official Plan.

f) Special Provision for General Commercial and Urban Residential [Elmvale Developments Inc. (OPA#59)]:

Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc.) shall be exempt from Section 16.2.1.4.1 d) ii).

16.2.1.4.2. Natural Heritage (Environmental Protection) - Category 2 Lands

a) Lands Adjacent to Category 1 Lands

- i. Development proposals for lands situated within 120 metres (394 feet) of Wetlands may be permitted by the Township subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable commenting agencies. Notwithstanding the above, no development shall be permitted within 30 metres (98 feet)

of a provincially significant Class 1-3 Wetland or 15 metres (49 feet) of a locally significant Class 4-7 Wetland in accordance with Section 16.2.1.4.1 (a) (iii) of this Plan. The study shall demonstrate that the proposal will not result in any of the following:

- a) loss of Wetland functions;
 - b) loss of contiguous Wetland;
 - c) the potential for the proposal to introduce subsequent development pressure which will lead to a future loss of Wetland areas or functions; and
 - d) conflict with local Wetland management practices or an approved Management Plan.
- ii. Development proposals for lands situated within 65 metres (213 feet) of A.N.S.I. Areas and/or the habitat of threatened or endangered species may be permitted by the Township of Springwater subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable commenting agencies. Notwithstanding the above, no development shall be permitted within 30 metres (98 feet) of an Area of Natural and Scientific Interest (ANSI) in accordance with Section 16.2.1.4.1 b) (iii) of this Plan. The study shall demonstrate that the proposal will not negatively impact the viability of the habitat or the natural features or ecological functions for which the area is identified.

b) Significant Biologically Sensitive Wildlife Habitat

- i. The Township possesses extensive areas containing terrestrial and aquatic flora and fauna typical of the Great Lakes mixed forest region. It is the policy of this Plan to maintain the biodiversity and integrity of the Natural Heritage System through the protection and management of significant biologically sensitive wildlife habitat. For the purposes of this section significant biologically sensitive wildlife habitat may include those areas where species concentrate at a vulnerable point in their annual or life cycle, areas which are important to migratory or non-migratory species, rare or specialized habitats, and habitats of species of conservation concern excluding endangered or threatened species.
- ii. In the Township significant biologically sensitive wildlife habitat refers specifically to deer wintering yards, fish spawning and nursery areas, and waterfowl production and

staging areas. These land/or water areas have been identified by the Ministry of Natural Resources and are situated within the Natural Heritage System as defined by Schedule "B" of this Plan. Specific areas are delineated in Figure 6 of the Background Report to this document.

- iii. Development may be permitted within 50 metres (164 feet) of and in significant biologically sensitive wildlife habitat subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable approval and commenting agencies. The study shall demonstrate that the proposal will not negatively impact the viability of the habitat or the ecological value and functions for which the area is identified. The study shall contain the following information:
 - a) a biological assessment of the extent and characteristics of the habitat area that may be affected;
 - b) an analysis of the potential impact of the proposal on the biological viability of the habitat area;
 - c) a strategy whereby the design, construction and operation of the proposal will maintain the environmental quality of the habitat and preserve the biological viability of the affected habitat area; and
 - d) a method for the replacement or compensation for any used or converted portions of the significant biologically sensitive wildlife habitat which will, generally be equal to the ecological functions of the areas converted from the former natural habitat use.
- iv. The Township, where reliable information on habitat use is lacking, may encourage and co-operate with wildlife conservation groups, non-governmental organizations, or interested agencies to promote the undertaking of inventories, habitat assessments, and other information gathering activities.
- v. It is the policy of this Plan to promote and encourage the continuation of study of the biological aspects of the Natural Heritage System of the Township over the duration of the planning period. The purpose of the additional studies would be to ensure the adequate protection of the biodiversity and viability of the Natural Heritage System through the further evaluation and identification of the attributes of the specific system components. Study topics may include, but are not limited to, the following issues and matters:

- a) The identification of species of regional and local conservation concern and their corresponding habitat areas; and
 - b) The delineation of regionally or locally rare or specialized habitats for wildlife with specialized needs; and
 - c) The examination of the local context of larger scale (i.e. North American flyways) animal movement linkages and of the regional and local animal movement corridors between the core areas of the Natural Heritage System features of the Township; and
 - d) The determination of the present and historical ecological significance of habitat areas associated with seasonal concentrations of animals.
- vi. As additional information is submitted and found to be acceptable to the Ministry of Natural Resources and the Township in regard to the location of areas of Significant Biologically Sensitive Wildlife Habitat, these lands/or waters may be designated Natural Heritage (Environmental Protection) - Category 2 Lands on Schedule "B" of this Plan.
 - vii. Areas of Significant Biologically Sensitive Wildlife Habitat may be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.
- c) **Forests and Woodlots**
- i. **Forests**
 - a) For the purposes of this Plan, Forests mean treed areas that vary in their level of significance and provide a variety of diverse environmental and economic benefits such as erosion prevention, water retention, a sustainable harvest of wood and other forest products, provision of habitat, public recreational opportunities where permitted, and aesthetic enjoyment. It is the policy of this Plan to generally maintain the present forest coverage of approximately 30 % of the Township.
 - b) The Township shall encourage best forestry management practices and Management Plans prepared for forest areas in the Township shall generally endeavour to achieve the following basic objectives:

- i. To allow the continuous and sustainable production and harvesting of the optimal volume of wood and other forest products; and
- ii. The conservation and/or preservation of forest habitat of threatened and/or endangered species or other significant wildlife populations; and
- iii. To permit passive and other non-intensive uses where permitted that are compatible with the above.

- c) It is the policy of this Plan to encourage the continuation of the study and inventory of the Forest areas of the Township. Studies may be conducted in co-operation with nongovernmental organizations and/or interested groups with the purpose of the studies being the evaluation of the significance of the individual forest areas of the Township. This would permit their rating and prioritization of importance by the municipality for both protection and production purposes.
- d) Significant forests may be determined by the Township according to the combination of various factors such as species composition, age and maturity, contiguous size, terrain characteristics, Natural Heritage System linkages and connections, aesthetic and historical values, and productive capacity.
- e) Development may be permitted within 50 metres (164 feet) of and in significant forests subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable approval and commenting agencies. The E.I.A. shall demonstrate that the proposal will not negatively impact the forest area and the values for which it is identified.
- f) Areas of Significant Forests may be placed in a Zone in the implementing Zoning By-law which protects them in accordance with these policies.

ii. **Woodlots**

- a) Woodlots for the purposes of this Plan are shown on Schedule "B" and shall generally be defined as a

contiguous wooded area, of no less than 30 hectares (74 acres) in size, irrespective of ownership, maturity, composition or density.

- b) A Management Plan for woodlots may be prepared in consultation and co-operation with Simcoe County and/or other agencies. Through further study and assessment, Woodlots may be identified, classified, and prioritized as to their relative importance taking into consideration any unique and higher order ecological functions and attributes.
- c) Criteria used in a determination of individual woodlot significance shall include size, location, shape, maturity, species composition as well as the relationship and linkage value of the woodlot to the Natural Heritage System of the Township, ecological functions, and the degree of wildlife and human benefit derived from the woodlot.
- d) Development proposals for Woodlots or lands situated adjacent to and within 15 metres (49 feet) of Significant Woodlots may be permitted by the Township subject to the completion of an Environmental Impact Assessment (E.I.A.) to the satisfaction of the Township and applicable commenting and approval agencies.
- e) Woodlots may be placed in a Zone in the implementing Zoning By-law which protects them in accordance with the above noted policies.

iii. **Tree Clearing and Cutting**

- a) The Township shall support the County of Simcoe in the application of its Tree Cutting By-law, and may undertake initiatives with the County and any other agency/ies in order to promote selective cutting and reduce clear cutting and land clearing activities to minimum levels.
- b) The Township may enact a tree cutting By-law to regulate or restrict the cutting of trees in all or specific areas of the municipality.

- c) The Township requires the appropriate replacement and replanting of trees when tree clearing activities occur.

d) Fish Habitat

- i. The Township possesses Significant Cold Water Streams and Fish Spawning and Nursery Areas. It is the policy of this Plan to ensure no net loss of the productive capacity of fish habitat. Fish Habitat includes spawning and nursery as well as feeding and migratory areas. The principle of no net loss may balance unavoidable habitat losses with habitat replacement and rehabilitation.
- ii. Where development is proposed adjacent and within 30 metres (98 feet) of fish habitat or in areas of fish habitat, the proposal shall conform to the applicable provincial guidelines for fish habitat protection and the proponent shall include as part of an Environmental Impact Assessment (E.I.A.) to the Township the following information:
 - a) an assessment of the development's potential impact on the quality, quantity and temperature of the fish habitat; and
 - b) a strategy whereby the design, construction and operation of the development will maintain the quality, quantity and temperature of the fish habitat.
- iii. Where development is proposed adjacent and within 30 metres (98 feet) of fish habitat or in areas of fish habitat and the proposed harmful alteration, disruption or destruction of habitat cannot be compensated for due to the nature and sensitivity of the habitat involved, the proposal shall not be authorized and the project not permitted to proceed.
- iv. It is the policy of this Plan to promote and encourage the study of fish habitat areas of the Township. Studies may be conducted in cooperation with non-governmental organizations and/or interested groups with the purpose of the studies being the identification, evaluation and classification of areas of fish habitat in order to ensure the adequate protection of these areas.
- v. Where fish habitat is associated with an open watercourse or waterbody, a vegetative buffer may be required by the Implementing By-law. Land uses within the vegetative buffer

may be restricted to those uses which maintain or enhance the quality of the natural feature.

- vi. Where streambanks or watercourses have been identified as requiring restoration or enhancement, the Township should encourage and may participate in rehabilitative efforts.
- vii. Areas of Significant Fish Habitat shall be placed in a Zone in the implementing Zoning By-law which protects these areas in accordance with the policies of this Plan.

f) Animal Movement Corridors/Connections

Development proposed in locations adjacent to or within defined animal movement corridors may be required to examine, as part of a required Comprehensive or Full Site E.I.A., the anticipated impact of the proposal on the affected biological corridor.

The primary animal movement corridors identified within the Township are as follows:

- a) The Matheson/Willow Creek Valley Biological Corridor linking the Minesing Swamp with the Copeland Forest; and
- b) The Willow Creek Valley Biological Corridor linking Little Lake with the Matheson/Willow Creek Biological Corridor; and
- c) The Nottawasaga River Biological Corridor linking Minesing Swamp with the Jack's Lake Wetland Complex and the Little Marl Creek significant biological area; and
- d) The natural area linkages connecting the Orr Lake Wetland and significant biological area, Fergusonvale A.N.S.I, Phelpston Swamp Wetland Complex, and Hendrie County Forest with the Matheson/Willow Creek Valley Biological Corridor.

g) Rare or Specialized Habitats

Rare and specialized environmentally sensitive wildlife habitat areas of the Township in many instances may be protected as a result of being situated in other Natural Heritage System features or areas. The protection of areas of high species diversity containing rare and specialized habitat may permit the preservation of rare species and/or uncommon plant and animal communities. It is the intention of the Township to encourage the identification and evaluation of those areas of the municipality which contain rare or specialized habitats. Where rare or specialized habitat is identified and upon evaluation is deemed to be significant, the municipality may designate these

features or areas as part of the Natural Heritage (Environmental Protection) - Category 2 Lands.

h) Valleylands

Valleylands often contain springs and seepage areas, river wetlands, and function as short term storage reservoirs for storm and melt waters. In addition, they provide fish and riparian habitats and serve as important natural linkages and migration corridors between natural features and areas.

In the Nottawasaga River watershed portion of the Township, those areas that may be deemed Valleylands occur wholly within the present fill regulation areas of the Conservation Authority. In order to adequately manage and monitor the activities occurring in the valleyland areas of the Township located outside of this watershed, it shall be the policy of this Plan to encourage the development of fill line mapping and the corresponding establishment of fill regulatory areas for those watersheds of the Township without them.

i) Headwater Areas

Headwater areas may be defined as those areas which contain first order streams located at the top of a drainage system, springs, seepage areas, and/or areas of groundwater recharge and/or discharge. Fish habitat in Headwater areas is generally highly sensitive to site alteration on development since these areas may include spawning and nursery areas for some species. Headwater areas tend to produce comparatively higher volumes of runoff since they are generally located in steeper upland areas and also function as important aquifer recharge areas because they typically consist of permeable surface materials.

Headwater areas of the municipality because of their environmental sensitivity need to be identified and evaluated and the groundwater aquifer recharge potential of these areas realized in order to maintain stream baseflows. Management guidelines developed for these areas should generally seek to maintain groundwater infiltration rates and vegetative cover, and minimize disturbances due to site alteration and development. It is the policy of this Plan that the necessity and feasibility of protecting headwater areas of the Township should be examined on a tributary by tributary basis as part of any Master Watershed and/or Sub-Watershed Planning exercise.

j) Shorelines

Areas situated along shorelines of lakes which possess excessive slope and/or erosion potential, natural heritage features or areas such as fish habitat and/or wetlands shall generally be restricted from development. The dredging, filling, clearing, or other form of site alteration of shoreline areas shall not be permitted without the written approval of the Township and the applicable regulatory agency.

In addition, the level of recreational activities and public access to shoreline areas shall generally be limited to a sustainable level which would respect and maintain the existing natural features and vegetation of the area as well as the aesthetic values for which the area is known.

k) Significant Landform Features

The Township includes a number of significant physiographic landform features that may warrant additional study and consideration and/or the application of special policies. The purpose of identifying these potential study and special policy areas is to recognize those landscape features of the Township which may possess attributes and values that attract a range of diverse and sometimes competing interests. It is the intention of the Township to protect the environmental functions as well as the aesthetic values of these features while realizing the economic benefits from the wise and sustainable use of the natural resource. These areas include but are not limited to the following landform features listed below.

a) The Oro Moraine

The Oro Moraine is a kame moraine which has its western terminus in the southeastern portion of the municipality. It is an area of aggregate distribution and contains sand and gravel deposits of secondary significance as indicated in Figure 7 of the Background Report to this document. The soils of the moraine are characterized as coarse sands and gravels which generally limit its agricultural capability. The Oro Moraine functions as a significant groundwater recharge and discharge area, features a high percentage of forest cover, and has portions of both the Class 5 Craighurst Wetland Complex and the Class 1 Copeland Forest Wetland Complex situated along its western fringe. The portion of the Oro Moraine situated in the municipality also serves as the headwater area for Matheson Creek

b) The Edenvale Moraine

The Edenvale Moraine is a glacial fluvial outwash deposit which has its eastern terminus in the Township. The moraine is an aggregate resource area of primary importance to the Township and contains a number of active aggregate extraction operations and significant gravel deposits (estimated at 125 million tonnes) as well as extensive high potential sand and gravel areas. The moraine is generally composed of moderately well drained soils and is comprised of clay and outwash gravel and gravelly sand deposits. The moraine contains areas of Class 1 Agricultural Land while other portions of the feature have low agricultural capabilities.

The Edenvale Moraine has a high percentage of forest cover (approximately 50 %) which is composed of almost equal amounts of natural and reforested areas. The moraine functions as a significant groundwater recharge and discharge area and features portions of the Class 7 Strongville Swamp Wetland and the Class 5 Phelpsston Swamp Wetland Complex along its southern and northern flanks respectively. The moraine is bisected twice by the Class 1 Jacks Lake Wetland Complex and contains a significant deer wintering yard as well as waterfowl production and staging areas.

c) Lake Algonquin Shorecliff

The boundary between the Simcoe Lowlands and the Simcoe Uplands is the former shoreline of Lake Algonquin. The Simcoe Uplands are drumlinized till plains and are characterized as a series of broad rolling plains separated by steep sided flat floored valleys. The former Lake Algonquin shoreline area is predominantly forested with steep and moderately sloped areas which encompass a number of significant ravines and a diverse mix of upland and lowland habitats. The Algonquin shoreline is identified as an area of high aggregate resource potential containing sand and gravel deposits of high grade/crushable aggregate. The ability of operators to obtain extraction licenses along this feature in the southern portion of the Township is being affected by residential encroachment.

d) Lakes

i. Orr Lake

Orr Lake is a kettle lake which contains a warmwater fish community and a significant fish spawning and nursery area. The Orr Lake area performs important

recharge and discharge functions and is the headwater area for the Wye River as well as Hogg Creek. The Orr Lake area contains the Orr Lake Wetland which is a Class 1 Wetland situated around the lake margins and at the western end of the waterbody. The Orr Lake significant biological area generally coincides with the western portion of the Orr Lake Wetland although it also includes the upland areas situated adjacent and to the north of the Wetland. The Orr Lake area has aggregate potential and contains active aggregate extractive operations. The lacustrine beach deposit situated northeast of Orr Lake is considered to be exhausted in terms of the potential for additional resource extraction of adjacent lands not presently licensed.

Except for the western portion, Orr Lake is ringed by development and it is the policy of this Plan that a Lake Capacity Assessment shall be completed prior to the approval of any substantial residential backlot development. Substantial development in this case is defined as the development of more than 5 abutting lots. The Township may consider requiring an investigation of the economic viability of the aggregate resource potential prior to the approval of development applications.

ii. **Little Lake**

Little Lake is an environmentally sensitive waterbody situated adjacent to the City of Barrie which, because of its proximity to the City, is under development pressure. The Little Lake basin area performs important groundwater recharge and discharge functions and serves as storage capacity to the Willow Creek drainage system. Little Lake has a warmwater fish community and is a significant fish spawning and nursery area. The Little Lake basin area contains significant waterfowl production and staging areas as well as the Willow Creek Wetland which is a Class 1 Wetland. The Wetland is delineated as encompassing the entire lake as well as the upstream and downstream areas along Willow Creek.

It is the policy of the municipality to protect the sensitive natural environment of the Little Lake basin area although existing uses and limited enlargement of these

uses may be permitted. No new development shall be permitted except the construction of a dwelling and accessory uses on an existing vacant lot. New development shall not be permitted in the Little Lake basin area without development proponents first completing to the satisfaction of the Township and commenting agencies, a Lake Capacity Assessment, a Comprehensive Environmental Impact Assessment, and a Master Drainage Plan. Any approved development in the Little Lake basin area shall be subject to site plan control and municipal design guidelines.

16.2.2. **Constraint and Hazard Lands**

It is the policy of this Plan to prevent loss of life and minimize property damage and social disruption through the regulation and management of lands subject to natural constraints and/or hazards and to protect these areas from incompatible development. The following policies generally apply to the defined Fill Regulation Areas based upon the most current fill line mapping available. The use of fill line mapping recognizes that floodplain mapping is not extensive and has not been undertaken for the majority of the municipality. It is the intent of Council to update this Plan should revised or additional fill or flood line mapping become available. These policies shall also apply to other lands within the municipality that possess any of the constraints or natural hazards noted below.

16.2.2.1. **Definitions**

Constraint and Hazard Lands in the Township may be defined as including those areas which may possess characteristics such as organic soils, soil or bedrock instability, high water tables, steep slopes, or lands which may be susceptible to flooding events and erosion hazards.

16.2.2.2. **General Policies**

- i. In order to minimize the potential risk to persons and property, development will generally be directed away from areas having physical constraints and those land use patterns which cause environmental or public health and safety concerns.
- ii. It is the policy of this Plan to provide a framework for the control of development in Fill Regulated Areas.
- iii. In accordance with provincial guidelines, the flood hazard limit for the Township is determined as the greater of the Regional Flood (Timmins Storm) or the 100 Year Flood transposed on a specific

watershed or where a maximum observed flood of greater severity has been approved. (Zone 3 of the Ministry of Transportation Drainage Manual)

- iv. The erosion hazard limit from river and stream systems for the establishment of buildings and structures shall generally be determined for individual circumstances by requiring the following allowances in consultation with the applicable commenting and approval agency/ies. It is recognized by the municipality that flexibility exists in the application of these allowances in order to recognize specific local conditions. In order to depart from the established allowance requirements an applicant may be required to undertake site specific studies using accepted engineering, geotechnical, and/or other scientific approaches and standards as set out in the following:
 - a) in confined and terrain dependent systems consisting of cohesive materials a toe erosion allowance of 15 metres (49 feet) or the average annual rate of recession extended over a hundred year time span plus a stable slope allowance based on a three to one horizontal/vertical ratio and an erosion access allowance of six metres.
 - b) in unconfined and terrain dependent systems consisting of cohesionless materials the regulatory floodline and/or meander belt allowance plus an erosion access allowance of six metres.
- v. All development proposed within Fill Regulated Areas as defined by the Conservation Authority may be subject to site plan control where deemed necessary by the municipality.
- vi. Development or site alteration shall not be permitted in a floodway.
- vii. Development and site alteration may be permitted in **constraint and hazard land areas [Mod. # 45 - Jan.28/98]** provided that all of the following conditions can be adequately addressed:
 - a) the constraint or hazard can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures; and
 - b) new constraints or hazards are not created and existing hazards or constraints are not increased; and
 - c) no adverse environmental impact will result; and
 - d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
 - e) the development proposal does not include the establishment of institutional uses or essential emergency services or the

disposal, manufacture, treatment or storage of hazardous substances.

- viii. It is anticipated that areas subject to other natural constraints may be identified in the future, at which time it may be appropriate to amend the Plan to include policies related to such constraints.
- ix. The placement of fill and the grading of lands, construction in areas susceptible to flooding or in a wetland and alterations to a watercourse shall be subject to the Fill, Construction and Alteration of Waterways Regulations administered by the **conservation authority or approving and commenting authority. [Mod. #45- Jan.28/98]**
- x. It is the policy of this Plan to recognize that due to imperfect information and mapping limitations, some lands may possess development constraints and hazard characteristics and not be defined as Fill Regulated Areas. Council may apply the policies contained herein to lands situated outside of the defined Fill Regulated Areas where reasonable grounds for concern have been received in writing and in consultation with the **conservation authority or approving and commenting authority. [Mod. #45- Jan.28/98]**

16.2.2.3. **Development Policies**

Development within defined Fill Regulated Areas that are subject to flooding events may be controlled by two methods, these being, the “One Zone Concept” or the “Two Zone Concept”. It is the policy of this Plan to implement the “One Zone Concept” however the “Two Zone Concept” may also be utilized by the Township for special circumstances in consultation with the applicable commenting and/or approval agency/ies. The policies shall be implemented by the municipality in accordance with the policies detailed and outlined below.

i. **The “One Zone Concept”**

The “One Zone Concept” is the approach whereby the entire flood plain, as defined by the approved regulatory flood, is treated as one unit, and all development within the entire flood plain is prohibited.

- a) Buildings and structures are not permitted within the flood plain, except where written permission is obtained from the Conservation Authority or approval authority or agency having jurisdiction.
- b) Uses which may be permitted within the flood plain include:

- i. parks and passive open space;
 - ii. agriculture and agriculturally related uses;
 - iii. structural work uses for flood and erosion or sediment control;
 - iv. minor additions to existing structures; and
 - v. non-habitable accessory structures.
- c) All uses permitted within the Regulatory Flood Plain must be protected to the elevation of the Regulatory Flood. Permitted Uses shall not increase the potential for upstream or downstream flooding.
- d) Where development is permitted by the “One Zone Concept”, the following criteria shall apply for acceptable floodproofing:
 - i. Habitable areas shall be dry floodproofed in accordance with the following:
 - a) the minimum opening elevation shall be at least .15 metres (.5 feet) above the Regulatory Flood level;
 - b) basements and other structures located below the Regulatory Flood Level shall be designed and constructed to withstand flood conditions; and
 - c) no habitable buildings will be permitted in areas where the product of flood depth and velocity exceeds the maximum limits as determined by the applicable commenting and approval agency/ies.
 - ii. Non-habital areas shall be wet floodproofed in accordance with the following requirements:
 - a) minimum fill is to be used;
 - b) structure is to be built at grade and properly anchored to prevent floatation;
 - c) The electrical systems be installed at least .15 metres (.5 feet) above the Regulatory flood level; and
 - d) drains must be able to be manually closed.

ii. **The “Two Zone Concept”**

The “Two Zone Concept” is the approach whereby certain areas of flood plain are considered to be less hazardous than others, such that development potentially can safely occur. The flood fringe defines that portion of the flood plain where development may be permitted, subject to the appropriate floodproofing. The floodway defines the portion of the flood plain where development is prohibited.

- a) Where appropriate, the Township may, after consultation with, and subject to the approval of the applicable authority having jurisdiction, establish a “Two Zone Concept” for dealing with risk areas. This concept is to be applied on a comprehensive basis and not for individual sites.
- b) The following criteria shall be utilized by the Township when determining if the “Two Zone Concept” may be utilized;
 - i. frequency of flooding is such that development could be adequately floodproofed, and where minimal maintenance measures will ensure that floodproofing remains effective;
 - ii. physical characteristics of the flood plain;
 - iii. that a need for a “Two Zone Concept” is demonstrated;
 - iv. that utilization of “Two Zone Concept” does not negatively impact the Regulatory flood level;
 - v. ability to implement floodproofing measures;
 - vi. **constraints to the provision of services; [Mod. #46 - Jan.28/98]**
 - vii. **ingress/egress. [Mod. #46- Jan.28/98]**
- c) An amendment to the Official Plan and Zoning By-law are required to implement the “Two Zone Concept”. The area which is determined as the floodway shall be deemed to be Category I Lands and placed in an appropriate zone which does not permit development. The zoning for areas delineated as flood fringe areas shall include special policies and regulations.
- d) The following policies pertain to the development of all permitted uses within the floodrange:
 - i. floodproofing be implemented in accordance with the policies as they are listed above and apply to the “One Zone Concept”.
 - ii. any necessary Zoning By-law Amendment, pertaining to a development proposal has satisfactorily addressed the concerns of the applicable commenting and approval authority.

- e) **That appropriate setbacks, minimum elevations and floodproofing requirements be incorporated into the Zoning By-law. [Mod. #46 - Jan.28/98]**

16.2.3. **Ground and Surface Water Resources**

It is the policy of this Plan to protect *and where necessary* **[Mod. # 47- Jan.28/98]** enhance the quality and quantity of ground water and surface water of the municipality in order **to maintain natural and heritage features and functions [Mod. #47- Jan.28/98]** to ensure that the existing and future needs of settlement areas as well as individual residents are met. The Township considers groundwater to be a significant public resource and discourages the practice of groundwater mining for private commercial or industrial bottling purposes.

It is also the intention of this Plan to protect the function of sensitive ground water recharge/discharge, and aquifer areas of the municipality. It is recognized that at the present time the location and function of all ground water recharge/discharge and aquifer areas within the Township may not be delineated and understood. **In general, the management of ground and surface water resources shall occur on a watershed and subwatershed basis. [Mod. #47 - Jan.28/98]**

16.2.3.1. **Aquifers**

- i. The Township will promote water conservation and support the efficient and sustainable use of aquifers and other water resources.
- ii. The Township will encourage the study of the nature and extent of municipal aquifers especially in the vicinity of existing settlement areas through the compilation of existing information or the collection of new information.
- iii. Given the general lack of detailed information relating to the groundwater regime of the Township, any use which requires an approval under the Planning Act which could result in significant amounts of water being withdrawn from an aquifer within the Township, such as a water extraction and bottling plant, shall require an amendment to this Plan. When considering such an amendment, the proponent shall address the following to the satisfaction of Council:
 - a) the long term impact of the proposal on the quality and quantity of water in the affected aquifer and upon any

- hydrological linkages which may effect environmentally sensitive areas.
- b) the potential of the proposal to interfere with the quality and quantity of water yielded by adjacent wells.
- c) the adequacy of measures proposed by the proponent to ensure the long term monitoring of the impact of the water withdrawal on the aquifer and adjacent wells.
- d) the preparation of a suitable agreement which could require the installation of metering and would address municipal concerns such as any necessary road upgrades, traffic control signage, and licensing or other such matters deemed appropriate by the Township.

16.2.3.2. Groundwater Recharge/Discharge Areas

- i. It is the intent of this Plan to provide a high level of protection to the significant groundwater recharge/discharge areas of the municipality. These areas typically consist of highland areas where infiltration to the shallow groundwater regime discharges into the headwaters of streams and rivers and/or to wetlands and development of these areas may pose a hazard to persons and/or property.
- ii. Where significant groundwater recharge/discharge areas of the municipality have been determined and delineated, the Township may place these areas in a special designation or zone which may require new development to address the following concerns to the satisfaction of Council.
 - a) the impact of the proposed use/s on the groundwater recharge function and any associated ecological systems or environmentally sensitive areas.
 - b) the general viability of locating the proposed use/s in an area of groundwater discharge and the methods by which this constraint may be overcome according to established and accepted standard engineering practices.
 - c) the effect of the proposed use/s on the quality and quantity of drinking water in adjacent wells.
- iii. Where development upon aquifer areas or lands having capacity for groundwater recharge is approved, the developments will incorporate best management practices and be designed to
 - a) minimize the reduction of groundwater recharge; and
 - b) maintain groundwater quality to the highest degree; and
 - c) promote aquifer recharge by means of runoff retention or detention ponds.

16.2.4. Environmental Impact Assessments

It is the policy of this Plan to approve only those land uses which are demonstrated to be environmentally sound and do not negatively impact the natural features or functions of the Township. In order to ensure the long term viability of the Natural Heritage System of the Township it is necessary to clearly understand the environmental implications of all development proposals under consideration especially where proposals may have the potential to cause significant change in the natural functions and features of the environment.

When development is being proposed, the proponent may be required to undertake environmental studies to examine the environmental impact of the proposed use on the inherent natural attributes and functions of a site or area. The general purpose of these studies is to accurately assess the potential impact on the natural flora, fauna, local ecosystem, and natural processes to determine if environmental features or functions will be impaired.

16.2.4.1. Definitions

It is the intention of this Plan that Environmental Impact Assessments generally should only be as complex as they need to be and that the process of environmental review be adaptable and flexible in order to take into account the size, scale, and complexity of the proposal being assessed. The two basic levels of Environmental Impact Assessment include:

- i. Comprehensive E.I.A.: A Comprehensive E.I.A. may be required to assess impacts over large and extensive geographical areas. A Comprehensive E.I.A. is typically broad in scope and would provide sufficient analysis to formulate land use designations and policies. A Comprehensive E.I.A. may require detailed objectives outlined in a Terms of Reference and input from an Advisory or Technical Review Committee.

- ii. Site E.I.A.: A Site Environmental Impact Assessment is intended to assess the potential impact of a specific development proposal on the natural features and/or functions of a particular site. Depending upon the complexity and scale of a proposal, a Full Site or a Scoped Site E.I.A. may be required by the municipality to adequately assess the anticipated environmental impact/s. An Issues/Summary Report (I.S.R.) may also be required by the Township as a preliminary step in order to more closely define the basis of study for a required Site E.I.A. The following is a brief definition and description of an I.S.R., Full Site, and Scoped Site E.I.A.:

- a) Issues/Summary Review: An I.S.R. would identify key natural features and functions and briefly outline and summarize fundamental issues relating to potential impacts. An I.S.R. would also recommend the scale and type of Site E.I.A. necessary for a proponent to undertake in order to satisfactorily assess anticipated impacts.

The two basic levels of Site E.I.A.s include:

- b) Full Site E.I.A.: A full site E.I.A. may contain a number of detailed assessments of various potential impacts and may be required by the Township to assess large scale development where impacts are unknown and when appropriate mitigative measures may not be readily available.
- c) Scoped Site E.I.A.: A scoped site E.I.A. consists of a focused review which assesses small scale development where environmental impacts can reasonably be expected to result in minimal disruption and change and/or where the expected impacts can be easily mitigated.

16.2.4.2. **General Policies**

- i. The proponent of land use changes requiring approval under the Planning Act of lands identified by Schedule "A" of this Plan as being situated adjacent to Natural Heritage (Environmental Protection) - Category 1 Lands, or situated within or adjacent to significant natural features as defined in Section **16.2.1.4.2 [Mod. # 48 - Jan.28/98]** of this Plan, may be required by the Township to complete an Environmental Impact Assessment in accordance with the requirements and policies of this Plan.
- ii. A Comprehensive Environmental Impact Assessment shall generally be required by the Township as part of the background study component of a Secondary Plan prior to the development of detailed planning policies for that document. A Site Environmental Impact Assessment shall be required to be completed for specific sites prior to the development approval stage.
- iii. Comprehensive or Full Site Environmental Impact Assessments as a minimum shall identify key functions and processes of natural heritage features in a particular area, how they interact and how they may be affected by a proposed development. Mitigation techniques should be identified to minimize impacts, and residual impacts must be identified as well as recommendations made concerning the

necessity of monitoring and the opportunities for rehabilitation and restoration.

- iv. The undertaking of duplicate environmental studies is not advocated or desired by the Township. Where an Environmental Impact Assessment is required by the policies of this Plan, it may be combined or blended with other environmental studies that may be required to be undertaken by other agencies such as the County of Simcoe, the Conservation Authority and/or the Ministry of Natural Resources. This blending or combining of environmental reports may occur with the prior written approval from the Township in consultation with the applicable commenting agencies.
- v. In certain circumstances where a Comprehensive E.I.A. has been completed for a specific area or natural heritage feature in the municipality, the need for a Full Site E.I.A. may be reduced and a scoped study may be deemed by the municipality to be adequate to allow an assessment of the anticipated potential impacts.
- vi. Where an Issues/Summary Report has recommended a Scoped Site Environmental Impact Assessment be undertaken or where a Scoped Site Environmental Impact Assessment has been completed by a development proponent, Council may consider the merits of a written “bump up” request for the proponent to examine additional issues or obtain more detailed information relating to anticipated potential environmental impacts.
- vii. Environmental Impact Assessments completed for development proposals in the Township shall take into account the corresponding guidelines and policies of the County of Simcoe, **Conservation Authority [Mod. #48- Jan.28/98]** and/or other commenting agencies for similar studies as well as the applicable Ministry of Natural Resources guidelines for impact assessments.
- viii. For a development proposal to be acceptable to the Township, the Environmental Impact Assessment shall demonstrate that the proposal will not cause a negative impact on the natural feature or ecological functions for which an area is identified and that the anticipated residual environmental impact complies with the applicable provincial and county policies and guidelines.
- ix. As part of the planning process for the preparation of a Secondary Plan the Township may retain independent professional environmental consultants to undertake and complete a Comprehensive Environmental Impact Assessment to evaluate the impact of development on natural features or functions of an area.

The Township may require such a study to be funded by the proponents of development and the findings of the Assessment may recommend full acceptance of the proposal, acceptance with conditions such as compliance with a mitigation/monitoring program, acceptance pending further studies, or rejection.

- x. Where an Environmental Impact Assessment is required by the municipality, in all instances the assessment shall be completed and reviewed by the applicable commenting agency/ies prior to the adoption by the Township of a site specific amendment to this Plan, the adoption of an amendment to the Zoning By-law, an approval of a Site Plan Agreement, or a Draft Plan of Subdivision.
- xi. Where an Environmental Impact Assessment recommends the monitoring of impacts or the implementation of other long term mitigative strategies, the municipality may require, as a condition of approval, for the proponent to enter into a legal agreement to establish and undertake a monitoring program. The legal agreement shall specify potential remedial measures that may be implemented by the municipality if the monitoring shows the mitigation measures are not effective.
- xii. As it is in the best interest of all participants in the development approval process to understand as early as possible relevant issues and topics and the extent and depth of the existing available information base, it is the policy of this Plan to require a proponent of development to consult with the municipality and other applicable commenting and interested agencies before a formal E.I.A submission is made to the municipality and/or other agencies.
- xiii. The findings of a Full Site or Scoped Site Environmental Impact Assessment may recommend full acceptance of the proposal, acceptance with conditions such as compliance with a mitigation and/or monitoring' program, acceptance pending further studies, or rejection.

16.2.4.3. **Policies**

16.2.4.3.1. **Comprehensive Environmental Impact Assessment**

- a) *Generally* a Comprehensive E.I.A. *shall* be required by the Township as part of the necessary background studies for Secondary Plans, or to address potential area wide impacts upon specific natural heritage features, functions or areas within the municipality. **The Township may however determine that a lower order EIA is appropriate.**
[Mod. #49 - Jan.28/98]

- b) A Comprehensive E.I.A. shall generally identify those areas where development may be permitted subject to standard accepted practices, areas where constraints and natural hazards may occur which could limit the potential of an area for development, and areas where development may not be permitted.
- c) A Comprehensive E.I.A. in addition to delineating development and non-development areas should identify the level of further environmental studies required to permit development (i.e. Full Site or Scoped Site E.I.A.) approvals, and the priority or key issues that must be addressed by any required subsequent Site E.I.A.
- d) The Township may retain independent professional environmental consultants to undertake or review a Comprehensive Environmental Impact Assessment. The municipality may require such a study to be funded by the proponents of development.

16.2.4.3.2. **Site Environmental Impact Assessment**

- a) **Issues/Summary Review:**
 - i. For those development proposals where the scale and scope of a required Site E.I.A. is unclear (i.e. Full or Scoped) and it is necessary to develop an agreed upon Terms of Reference, or where such a review would assist with the blending or combining of environmental reports required by a number of commenting agencies and approval authorities, the Township may request the development proponent to undertake an Issues/Summary Review.
 - ii. An Issues Summary Review (I.S.R.), if required by the Township, shall be prepared in conformity with the applicable guidelines of the Province and County for such studies and shall consist of, at a minimum, a review of all existing available and relevant information.
 - iii. Where an Issues/Summary Review (I.S.R.) has been completed and indicates that no environmental features or functions would be impacted by a proposed development, the municipality may, in consultation with the appropriate commenting agencies, deem the I.S.R. to fulfill the E.I.A. requirements of this Plan.
 - iv. The Issues Summary Review (I.S.R.) shall identify all known key natural features and functions of the area/site under consideration and briefly outline the fundamental issues relating to the potential impact that could reasonably be expected to result from the proposal.

- v. An I.S.R. shall describe the magnitude of the development proposal and define the scope of work necessary to complete a Site Environmental Impact Assessment. An I.S.R. shall recommend the scale and type of Site E.I.A. (i.e. Full or Scoped) necessary to satisfactorily assess anticipated impacts.

b) **Scoped Site Environmental Impact Assessment**

- i. The level of detail required for a Scoped Site Environmental Impact Assessment shall be flexible according to the size, scale and complexity of the proposal and may be determined by the Township in consultation with the commenting and approval agencies and/or through the findings of an I.S.R.
- ii. Where a Comprehensive E.I.A. has previously been completed for an area in which development has been proposed and a Scoped Site E.I.A. is required, the findings and recommendations of the Comprehensive E.I.A. shall be taken into consideration in the preparation of the Scoped Site E.I.A.
- iii. A Scoped Site Environmental Impact Assessment shall demonstrate that a proposed development will not negatively impact the Natural Heritage features or functions of an area.

c) **Full Site Environmental Impact Assessment:**

- i. A Full Site Environmental Impact Assessment may be required where there is no Comprehensive Environmental Impact Assessment and it is reasonable to assume that the size, scale, and complexity of the proposal may have the potential to negatively affect the natural features and functions of an area. A Full Site E.I.A. may also be required by the municipality as a result of information and/or recommendations contained within a Comprehensive E.I.A.
- ii. The range of issues and the detail of information required for a Full Site Environmental Impact Assessment may be determined by the Township in consultation with the commenting and approval agencies and/or through the recommendations of an I.S.R.
- iii. A Full Site Environmental Impact Assessment shall be prepared in conformity with the policies of this Plan and the applicable guidelines of the Province and County for such studies and shall demonstrate that a proposed development will not negatively impact the Natural Heritage features or functions of an area.

Springwater Official Plan

Section 17 – Agricultural Policies

[This entire section was appealed to the OMB by Mayer and withdrawn on April 7/98]

17.1. Introduction

17.1.1. The Township contains significant areas of land which have historically been, and remain, devoted primarily to agriculture. The 'Agricultural' classification of land shall mean that the predominant use of land in the areas so designated shall be for agricultural purposes and farm-related uses which may also include reforestation, forestry and hunting. Policies relating to agricultural lands are based on the recognition that agriculture is the most important segment of the Township's economy. The agricultural industry must be protected in recognition of the increasing pressure from urban type development on such lands and the danger of the encroachment of non-agricultural uses into agricultural areas. **The rural landscape, and the built heritage resources which contribute to it, must be protected. [Modified by OMB Sept. 23/09]**

17.2. Objectives

- 17.2.1. To make available lands for agricultural use on a long term basis.
- 17.2.2. To promote conditions which encourage the efficient operation and economic viability of agricultural operations within the Township.
- 17.2.3. To keep to an absolute minimum those uses that are incompatible, disruptive and/or competitive with farming activity and practices.
- 17.2.4. To encourage good farm and land stewardship practices.
- 17.2.5. **To encourage the preservation and conservation of heritage resources which contribute to the rural landscape. [Modified by OMB Sept. 23/09]**

17.3. Permitted Uses

17.3.1. The Agricultural classification shall mean that the predominant use of land in areas so designated shall be general and specialized agricultural uses including buildings and structures normally accessory to an agricultural use such as a dwelling, barns and sheds. Even if such lands are not being used for these purposes at the present time, they shall be considered as good agricultural lands. Secondary farming uses and agriculturally related uses shall also be permitted subject to the policies as described herein.

17.3.2. The Township recognizes that the nature of farming is changing and that additional activities, such as home industries can be carried out in the Agricultural designation that would not have an impact on the preservation of agricultural land and/or interfere with agricultural land use practices.

17.3.3. **Primary Agricultural Uses**

17.3.3.1. These may include the growing of crops, raising of livestock and other animals for food or fur including poultry and fish.

17.3.3.2. Furthermore, accessory buildings which may include one single detached dwelling per separate farm holding, barns, silos and buildings and structures for packing, storage and processing of products grown or raised on the farm are also permitted.

17.3.4. **Secondary Farm Uses**

17.3.4.1. **Included uses which are secondary to a primary agricultural use such as a home occupation, home industry or uses which produce value added agricultural products primarily [OMB Order #2575] from the farm operation on the property. [Mod. #50 - Jan.28/98]** Value-added products could include farm vacations, cottage wineries, bed and breakfast, produce stands and seed cleaning and sales.

17.3.5. **Agricultural Related Uses**

17.3.5.1. Include those **small scale [Mod. #51 - Jan.28/98]** farm related industrial and commercial uses directly related to the farming operation. Examples of agriculture-related uses include livestock assembly yards, grain drying, cold storage facilities, custom spraying, husbandry services and abattoirs and are required in close proximity to a farm operation. Non-related agricultural uses such as forestry, kennels, passive recreation and conservation are also permitted.

17.3.5.2. This would not include such uses as golf courses including driving ranges, tent and trailer parks, equestrian residential developments, agrominiums, the removal of topsoil, tree nurseries, farm implement dealers and institutional uses. **[Mod. #52 - deletion of sod operations - Jan.28/98]**

17.4. **Policies**

17.4.1. It shall be the policy of this Plan to protect and preserve existing and potentially productive agricultural land to the greatest extent possible. Agricultural uses shall take precedence over all other uses. This policy shall

also include the preservation, wherever possible, of the natural landscape and rural characteristics of the area.

- 17.4.2. The policies of this Plan relating to the “Agricultural” and the “Rural” designations are generally based on a differentiation between good agricultural land and marginally productive agricultural land or nonagricultural land.
- 17.4.3. While delineation of the capability of land for agriculture has been made on the various schedules forming part of this official plan, generally through the use of the Canada Land Inventory information, local knowledge and air photo review, and the Simcoe County Soil Survey, the boundaries of the “Agricultural” designation should be considered approximate. Consideration of applications for development that may be affected by the policies of this Section should be based on a determination of good agricultural land that takes into account the following:
 - 17.4.3.1. Land classified as Class 1, 2, and 3 on the Canada Land Inventory Soil Capability for Agriculture maps.
 - 17.4.3.2. A report of the Ministry of Agriculture, Food and Rural Affairs or the appropriate government agency, should be obtained describing the agricultural potential of the land.
 - 17.4.3.3. A report by a qualified professional in the agricultural sector.
 - 17.4.3.4. Past crop records shall be examined where these are available.
- 17.4.4. The Township shall evaluate the above matters collectively, and based on this evaluation as well as their local knowledge of the area, shall determine the quality of the agricultural land involved in specific development proposals or land use matters.
- 17.4.5. **[Deleted by Mod. # 53 - Jan.28/98]**
- 17.4.6. **[Deleted by Mod. # 53 - Jan.28/98]**
- 17.4.7. **[Deleted by Mod. # 53 - Jan.28/98]**
- 17.4.8. The conversion of a farm related residential dwelling into two or more attached dwellings shall not be permitted.
- 17.4.9. Specialized or intensive agricultural uses shall, where possible, be conducted in accordance with the latest standards of the Provincial Minimum Distance Separation Formula as amended.

- 17.4.10. The implementing Zoning By-law may define a farm and set minimum lot sizes for farm uses. Minimum farm size requirements may vary according to the type of agricultural use involved.
- 17.4.11. The implementing Zoning By-law may use an agricultural zone in regard to this designation. Agricultural uses permitted under this Section of the Plan may be allowed to develop without the requirement of an amendment to the implementing Zoning By-law. **[Mod. # 53 - Jan. 28/98] Deletion of sentence**
- 17.4.12. The planning and location of utility corridors, lines, towers and associated uses shall, wherever possible, respect the intent of this Plan which is to protect and preserve existing and potentially productive agricultural land to the greatest extent possible. Such uses should be encouraged to locate in areas having poorer soils and should be located and designed so as to minimize disturbance to existing farm operations. Such uses shall not require an amendment to the implementing Zoning By-law.
- 17.4.13. The Provincial Minimum Distance Separation Formula, as amended, should be **applied [Mod. # 53 - Jan.28/98]** when considering the locations and or renovation of intensive agricultural uses such as feed lots and poultry farms. In addition to any other policies of this Plan, the Formula should also be applied reciprocally to new uses being proposed on adjacent lots so as to prevent any interference with existing farm operations.
- 17.4.14. Wherever possible in the Agricultural designation, development of permitted uses on existing lots of record shall encourage the appropriate setback from any agriculturally related buildings and structures.
- 17.4.15. New secondary farm uses and agricultural related uses including home occupations, home industry, bed and breakfast, cold storage facilities, husbandry services, abattoirs and kennel uses permitted by the policies of this section may be subject to site plan control. In addition to the above, the development or redevelopment of existing secondary and agricultural-related uses located within the Agricultural designation, which would result in an expansion of approximately 25% or greater of usable floor area of the use or lot area of the use may be subject to site plan control. Reference should be made to Section 29 in regard to additional policies concerning site plan control.
- 17.4.16. The policies of Section 28, Consent Policies shall apply to all lands designated "Agricultural" in this Plan.

17.5. Special Urban Settlement Area Policies

- 17.5.1. The planning objective in regard to the Agricultural land use designation is to preserve and protect agricultural lands and operations in these areas and to

prevent incompatible uses from developing in the area. Because the Agricultural designation abuts one or more of the settlement related designations or is in close proximity to such designations, Council shall carefully evaluate any application to alter the boundary of the Agricultural designation in this area. Such applications shall be considered in terms of their impact on the planning objectives stated above. Any change in the delineation of the Agricultural designation which would conflict with the objective should not be permitted.

17.6. Exceptions

17.6.1. Lot 18, Concession 6, (former Vespra), Schedule "A-3

17.6.1.1. Notwithstanding any policies of this Official Plan to the contrary, the lands designated Special Policy Area and noted above may be used for the purpose of an airport. Accessory uses to such a facility including business offices, flight training school, restaurants, maintenance and repair facilities, associated storage and similar uses may be permitted.

17.6.1.2. OPA 44 - Notwithstanding any other policies of this Plan to the contrary, on lands situated in part of the west half of the West Half of Lot 16 and part of Lot 17, Concession 9, geographic Township of Vespra, now in the Township of Springwater, known municipally as 3089 George Johnston Road, and identified by the reference "See Policy 17.6.1.2" the use of the existing building on the property for a temporary farm labour residence is permitted, in addition to the permitted uses identified in Section 17.3.3 of the Official Plan.

17.6.2 Agricultural Provisions [Rounds Ranch (OPA #60)]:

Notwithstanding any policies of this Official Plan to the contrary, the lands located in part of lots 12 & 13, concession 9, former Flos, now in the Township of Springwater and known municipally as 1922 County Road 92 Roll No. 4341 030 006 12700 0000 may permit On Farm Diversified Uses

On-farm Diversified Uses shall be defined as uses that are secondary to the principle agricultural use of the property, and are limited in area. On farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value added agricultural products.

Springwater Official Plan

Section 18 – Rural Policies

[This entire section was appealed to the OMB by Mayer and withdrawn on April 7/98]

18.1. Introduction

18.1.1. The Rural designation of land shall mean that the predominant uses of land shall be natural areas, agricultural and forestry. The lands designated “Rural” do not have high resource capability for agriculture, aggregate or natural heritage purposes. Limited rural residential development exists in the form of individual dwelling units and small plans of subdivision.

18.2. Objectives

18.2.1. To preserve the rural character of the Township and the maintenance of the open countryside.

18.2.2. To prevent the intrusion of land uses which are incompatible with the rural and/or resource activities of the area.

18.2.3. To prevent uncontrolled, scattered and ribbon development.

18.2.4. To implement the Growth Management Strategy in terms of directing new growth to urban settlement areas.

18.2.5. The Rural designation of land is intended to indicate marginal agricultural lands which are not good agricultural lands as defined in Section 17 of this Plan and are not otherwise designated.

18.2.6. A further purpose is to permit farm related and certain non-farm related development which would be appropriate to the area and consistent with the policies of this Plan.

18.3. Permitted Uses

18.3.1. All uses permitted under Section 17, “Agricultural”, shall be allowed within the area designated “Rural” on the attached schedules. The policies of Section 17 pertaining to such permitted uses shall apply.

18.3.2. **[Deleted by Mod. #54 - Jan.28/98]**

18.3.3. Agriculturally related commercial and industrial uses such as farm implement dealers, agricultural equipment repair and service outlets, farm supply dealership, livestock assembly point, animal husbandry service, grain drying

service, custom machinery operator, apiary, kennel, forestry operation, market garden, agricultural supply outlets, feedmills, sawmills, abattoirs, veterinarian clinic, market garden, plant nurseries, greenhouse production, and agricultural product warehousing, conservation area and such uses as a railway, public utility and home occupation may be permitted.

- 18.3.4. Minor non-agricultural rural uses such as highway and service commercial uses, tourist and recreational commercial uses, light industrial uses, public uses, private clubs, open space uses, golf courses and driving ranges may be permitted. Institutional uses such as churches, schools, cemeteries and government offices are also permitted, however, they should wherever possible be located adjacent to urban settlement areas. Public Commercial Tent and Trailer Parks are not included as a permitted use in terms of this section, however private, non-profit and community group campgrounds and accessory uses may be permitted by amendment to this Plan as an exception within the "Rural" designation.
- 18.3.5. Bed and breakfast establishments may be permitted without rezoning depending on lot size determined in the Zoning By-law.
- 18.3.6. Home occupations and home based industries as defined in this Plan and the implementing Zoning By-law may be permitted.
- 18.3.7. Accessory uses to the above including a single detached dwelling may be permitted.
- 18.3.8. The construction of a dwelling and accessory uses may be permitted on a vacant lot, which shall front on an existing public highway which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.

18.4. **Policies**

- 18.4.1. Existing agricultural uses shall be preserved and protected wherever possible and such uses shall take precedence over all other uses. The policies of Section 17 shall apply to such uses.
- 18.4.2. **[Deleted by Mod. # 55 - Jan.28/98]**
- 18.4.3. When considering non-agricultural development proposals which require a determination of agricultural capabilities within the "Rural" designation, the Township shall establish to its satisfaction that the lands involved are not good agricultural lands. This generally will be based on local knowledge and a review of any available information on the soil's agricultural capability such as crop records or soil tests. Where the land's agricultural capabilities cannot be conclusively determined using the above criteria the opinion of the

appropriate government agency or other qualified professional should be sought.

- 18.4.4. The implementing Zoning By-law may use a rural or agricultural zone in regard to this designation. Agricultural uses permitted under this Section of the Plan may be allowed to develop without the requirement of an amendment to the implementing Zoning By-law. Generally, non-agricultural uses permitted under the policies of this section shall require an amendment to the implementing Zoning Bylaw. Both good and poor agricultural land can be included in the agricultural zone in the implementing by-law.
- 18.4.5. The Township shall pass by-laws regulating the removal of topsoil.
- 18.4.6. Section 18.3.4 permits minor non-agricultural rural uses. For the purposes of this Plan the term “minor” shall be generally defined as a use having low traffic generation, no nuisance effects on the surrounding uses, a scale consistent with existing uses, and no significant environmental impact. In addition to any other policies of this plan, consideration shall be given to the scale, proposed floor size, multiplicity of ownership and uses, and traffic generation and volume on adjacent traffic routes. The implementing Zoning By-law may further define this relative to certain specific types of uses and the size of such uses.
- 18.4.7. No new non-agricultural use shall be permitted that would interfere with or hinder existing or future agricultural operations. **The Provincial Minimum Distance Separation Formula will be used to establish [Mod. #56 - Jan.28.98]** the location of non-agricultural uses.
- 18.4.8. Farm related commercial and industrial uses should wherever possible be encouraged to locate within the urban settlement areas of the Township. Such compatible uses may however be permitted within the “Rural” area based on the following criteria:
 - 18.4.8.1. The primary consideration in the location and development of any permitted use in the “Rural” area shall be that the absolute minimum productive or potentially productive agricultural land is consumed or sterilized by the use.
 - 18.4.8.2. Permitted farm related commercial and industrial uses shall be encouraged wherever possible to develop in groups and shall be discouraged from scattering individually throughout the Township.
 - 18.4.8.3. Adequate buffering shall be provided between the permitted uses of this section and any adjacent residential uses.
 - 18.4.8.4. A dwelling as an accessory use to a permitted use may be permitted subject to the provisions of the Zoning By-law.

- 18.4.8.5. The development of any public use or public utility shall wherever possible be located so that the impact of such a use on productive or potentially productive agricultural land or an agricultural operation shall be minimized wherever possible and that the consumption or sterilization of productive or potentially productive agricultural land shall be restricted to the absolute minimum possible
- 18.4.8.6. The development of uses permitted under this Section shall have regard to the policies of Section 19, Extractive Industrial in areas identified as “High Aggregate Potential” where there remains a potential for aggregate extraction.
- 18.4.8.7. Rural related commercial and industrial uses may be zoned as may be appropriate in the implementing Zoning By-law.
- 18.4.9. The implementing zoning by-law shall more precisely define such activities as outdoor recreational and open space uses. Generally, these are land extensive uses where the majority of the activities occur out of doors. Such uses include golf courses and driving ranges, conservation areas, cross country and downhill skiing, non motorized outdoor recreational tracks and trails, and recreational snowmobile trails and shall require an amendment to the implementing Zoning By-law.
- 18.4.10. Motorized outdoor recreational tracks shall require an Official Plan Amendment. The tests that are required for an Official Plan Amendment shall include not making excessive noise; generating heavy volumes of traffic; or creating a nuisance for the neighbourhood. Based on site specific circumstances, additional requirements may have to be met.
- 18.4.11. Light industrial uses permitted under Section 18.3.3 shall be restricted to Industries of a relatively “dry” nature to minimize sewage effluent and treatment problems. Industries of a “wet” nature shall generally be discouraged but when permitted shall be required to construct a suitable sewage treatment facility. Industries shall meet the requirements of the Ministry of the Environment and Energy and other agencies having jurisdiction with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, waste water and sewage treatment and disposal.
- 18.4.12. The policies of Section 28 Consent Policies, shall apply to all lands designated “Rural” in this Plan.
- 18.4.13. New non-residential uses including agriculturally related commercial, industrial, highway and service commercial, tourist and recreational commercial uses, private clubs, outdoor recreational and open space uses

and other commercial and industrial uses permitted by the policies of this section may be subject to site plan control. In addition to the above, the development or redevelopment of existing commercial and industrial uses located within the Rural designation, which would result in the significant expansion of usable floor area of the use, or lot area of the use may be subject to site plan control. For the purpose of this section, "significant expansion" is defined as an expansion of approximately 25% or greater. Reference should be made to Section 29 in regard to additional policies concerning site plan control.

18.5. Special Urban Settlement Area Policies

18.5.1. All Urban Settlement Areas

18.5.1.1. Notwithstanding Sections 18.3.3 and 18.3.4 of this Section, within the locations identified and set out on the various Land Use Schedules of this Official Plan as Urban Settlement Areas permitted uses shall be limited to existing animal husbandry in appropriate locations, plant nursery, greenhouse, golf course and driving range, Open Space and Institutional uses within those areas designated "Rural". Generally no new livestock operations should be permitted within the boundaries of the urban settlement areas where a potential conflict between existing or future urban type development can be anticipated.

18.5.2. Orr Lake

18.5.2.1. In addition to the policies concerning uses within the "Rural" designation, such recreation as golf, fishing, hiking, skiing and horseback riding is encouraged while activities involving vehicles such as mini bikes and snowmobiles shall be restricted to appropriate areas.

18.6. Exceptions

18.6.1. East Part of Lot 6, Concession 4, (former Vespra)

The above noted subject property may be used as a private, noncommercial campground including conservation and recreational uses together with an accessory dwelling. Accessory uses may include cabins/lodges, camping vehicles, tent trailers and tents for temporary non-permanent residential occupation together with other such accessory uses as pavilions, workshops, camp store, administration office and similar uses. The subject property may be subject to site plan control.

18.6.2. **Part of Lot 21, Concession 8, (former Flos) Schedule "A-1", 2999 County Road 92, Property Roll No. 43 41 030 007 071 00 0000 [OPA #7 - Feb. 7/01]**

No public access to the golf course is permitted from any street within the Township of Springwater. No buildings other than minor accessory structures such as rain shelters, convenience stations and pumphouses may be permitted.

18.6.3. **Part North Half Lot 6, Concession 9 (former Flos) Schedule "A-1", 120 Yonge Street North, Property Roll 4341 030 006 10110 0000 [OPA #43] April 8, 2014**

Notwithstanding any policies of this Plan to the contrary, those lands situated in Part North Half Lot 6, Concession 9 (formerly Flos Twp.) and identified by the reference "See Policy 18.6.3" may be permitted to develop as an area for outside storage as part of the abutting contractor's yard and shop, subject to the appropriate approvals.

Springwater Official Plan

Section 19 – Aggregate Extractive/High Aggregate Potential Policies

19.1. Objectives

- 19.1.1. The Aggregate Extractive and High Aggregate Potential classifications of land shall mean that the predominant use and future use of land in these areas so designated on Schedule “A” shall be for the extraction of mineral aggregates which are found in a natural state on the site and accessory uses such as repair and maintenance facilities and offices.
- 19.1.2. The purpose of these designations is to identify and protect mineral aggregate resources within the municipality, where possible, from any development which would prevent the future recovery of mineral aggregate supplies. The policies outlined below are designed to ensure the future supply of these materials to the general area, ensure the correct and orderly extraction of deposits, encourage efficient land management practices, minimize disruption and ensure rehabilitation of exhausted sites.

19.2. Policies

- 19.2.1. All pits and quarries licensed by the Ministry of Natural Resources or the appropriate government agency having jurisdiction under the Aggregate Resources Act, or its successors, shall be recognized as legally existing uses within the Township. Such pits and quarries have been designated Aggregate Extractive on Schedule “A” to the Official Plan. Each Aggregate Extractive designation represents the licensed area of the particular pit or quarry. Areas so designated may be used or developed as pits and quarries which may also include accessory or ancillary uses such as crushing plants, stockpiles washing and screening operations. Asphalt plants, ready-mix concrete plants and aggregate transfer stations may be permitted within such areas subject to a specific amendment to the Zoning By-law.
- 19.2.2. Uses such as forestry, agriculture, conservation and outdoor recreation shall also be permitted, provided that such uses are not permitted to develop so as to preclude or interfere with the option of establishing pits and quarries.
- 19.2.3. The removal of a part of an “Aggregate Extractive” designation from Schedule “A”, particularly in areas where geological surveys have been carried out and it has been determined that such areas contain significant aggregate resources, will require an amendment to this Plan. Such an amendment will provide justification for such removal and clearly demonstrate and document the need for the alternate land use. Council in considering such an amendment at the draft stage shall consult with the

Ministry of Natural Resources or the appropriate government agency having jurisdiction and shall take into account the following:

- 19.2.3.1. Evidence provided by the applicant indicating that aggregate extraction is unfeasible due to quality, quantity or other development constraints.
- 19.2.3.2. The necessity of the land use change in comparison to the necessity of the mineral aggregate resource.
- 19.2.3.3. The reason for the choice of location and consideration given to alternate locations on non-aggregate lands.
- 19.2.3.4. The consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use.
- 19.2.4. In addition to the Aggregate Extractive designation, areas of High Aggregate Potential have been recognized on Schedule "A". These areas have been identified by the Ministry of Natural Resources as aggregate resources of primary significance having substantial deposits of sand and gravel. This designation is consistent with the provincial policy to make available and supply mineral resource needs as close to the market as possible. In addition, the Township is aware of secondary deposits in a few areas which are also included in the High Aggregate Potential designation. Generally these additions have been made due to more recent site specific test information, proximity to identified areas and local knowledge. It shall be a policy that such areas should be, wherever possible, protected and preserved for future extractive purposes. It is recognized that areas within this designation may not possess significant aggregate reserves and in the event of an application to re-designate such lands the policies of Section 19.2.3 shall apply. This section should be read in conjunction with Section 19.2.5.
- 19.2.5. Due to the large amount of highly productive agricultural land found within the Township and the general importance of the farming industry, careful consideration shall be given with regard to the establishment and expansion of pits and quarries. Council shall consider the impact of such a land use on surrounding farm operations and attempt to determine the degree of interference which may result. If, in the opinion of Council, it is likely that the establishment or expansion of a pit or quarry will have a severe and limiting effect on adjacent agricultural uses Council may decide not to proceed with approving the pit or quarry through rezoning. Council shall also consider the advisability of permitting Aggregate Extractive uses to consume good agricultural land.

- 19.2.6. In this regard Council shall consider the need for this use with respect to other sources of supply in the Township, alternate sites and the ability of the site to be rehabilitated for agricultural purposes.
- 19.2.7. All pits and quarries licensed by the Ministry of Natural Resources or the appropriate government agency having jurisdiction under the Aggregate Resources Act, or its successor, shall be placed in a distinct and separate extractive category in the Zoning By-law.
- 19.2.8. An amendment to the Zoning By-law is required to establish new pits and quarries or major expansions to existing operations on lands designated "Aggregate Extractive" or "High Aggregate Potential" on Schedule "A" and lands not so designated shall require an amendment to the Official Plan and an amendment to the Zoning Bylaw.
- 19.2.9. In considering an application to amend the Zoning By-law and/or Official Plan, consideration shall be given to the following:
 - 19.2.9.1. The degree to which the operation will be exposed to the public;
 - 19.2.9.2. Suitability of rehabilitation plans having regard to the character of the surrounding lands;
 - 19.2.9.3. The haulage routes proposed to and from the site and the traffic density thereon and the impact of the use in regard to traffic;
 - 19.2.9.4. The effect of the operation on nearby communities;
 - 19.2.9.5. Any possible impact concerning the surrounding natural environment including the effects on ground and surface water patterns and quality;
 - 19.2.9.6. Preparation of a preliminary archaeological assessment of the site;
 - 19.2.9.7. Any related planning and land use considerations;
 - 19.2.9.8. Any other matters which Council may deem advisable;
- 19.2.10. Any application to amend the Zoning By-law and/or Official Plan shall be accompanied by the following information:
 - 19.2.10.1. One copy of all data related to the physical development of the property as may be required by the Ministry of Natural Resources or the appropriate government agency having jurisdiction for a license application under the Aggregate Resources Act, or its successor.

- 19.2.10.2. Any additional information such as hydrology, wildlife or other such studies which may be required due to special concerns related to a specific site.
- 19.2.11. In considering an application to amend the Zoning By-law and/or Official Plan, Council may consult with the Ministry of the Environment and Energy, the Ministry of Natural Resources or the appropriate government agency having jurisdiction to ensure that.
 - 19.2.11.1. Pumping;
 - 19.2.11.2. Disposal of liquid wastes; and
 - 19.2.11.3. Control of emissions into the environment such as noise, dust and vibration, will be carried out in accordance with the appropriate provincial legislation.
- 19.2.12. All areas or lots designated “Aggregate Extractive” on Schedule “A” or any other land use Schedule of this Official Plan which are either currently vacant of any buildings or structures or which are built on but are currently used for another purpose such as residential, may be subject to site plan control. Since some of the uses permitted in this designation may not involve the development of buildings and structures, it should be noted that Council may apply site plan control and the related development agreements to only those uses which involve the construction, erection, or placement of one or more buildings or structures. Furthermore, such a site plan agreement may set out locations and conditions related to outside storage and requirements in regard to the buffering and screening of the use from adjacent uses. Reference should be made to Section 29 in regard to additional policies concerning site plan control.
- 19.2.13. It shall be a policy of this Plan that an applicant who wishes to undertake an extractive operation must enter into an agreement, authorized by By-law, with the Township or the appropriate road authority in regard to routes to be used by the trucks. This agreement, authorized by By-law, shall be entered into prior to Council’s enactment of the implementing Zoning By-law referred to previously. Such an agreement, authorized by By-law, should include:
 - 19.2.13.1. Haulage Routes;
 - 19.2.13.2. Hours of operation;
 - 19.2.13.3. Road improvements;
 - 19.2.13.4. Rehabilitation Plan and Funding Program.
- 19.2.14. In regard to road standards and improvements it is the policy of this Plan that Township roads to be used in connection with extractive operations should

be paved to an appropriate width and standard as specified by the Township. Notwithstanding the above, where it can be determined that there would be minimal adverse impact on adjacent property owners a lesser standard than that set out above may be considered.

- 19.2.15. The Township shall notify all landowners within 800 metres (2625 feet) from the boundary of the pit or quarry and make the site plan and development agreement available for public review prior to amending the Official Plan or Zoning By-law to permit extractive operation. Any subsequent proposed changes to the site plan after a license has been issued shall be circulated by the Ministry of Natural Resources or the appropriate agency having jurisdiction to the Township for comment. The Ministry or the appropriate government agency having jurisdiction shall discuss these comments with the Township prior to approval being granted.
- 19.2.16. The following guidelines will be among those matters considered by the municipality before a decision is made to amend the Official Plan or Zoning By-law.
 - 19.2.16.1. In order to preserve the scenic beauty and amenity of the area, extractive operations will generally be restricted to areas not exposed to public view.
 - 19.2.16.2. Extractive operations will generally be prohibited, in the case of the removal of quarry stone, sand and gravel or the processing of same, within a distance of any adjoining property designated or zoned for residential purposes or any other incompatible uses, as set out in the implementing Zoning By-law.
 - 19.2.16.3. Generally no pit or quarry shall be excavated so that its edge is at a point less than 30 metres (98 feet) from any limit of any road right-of-way and 15 metres (49 feet) from any adjoining property line.
 - 19.2.16.4. Buildings and structures associated with extractive operations shall be set back from property lines and adjacent uses. Such set backs will be set out in the implementing Zoning By-law.
- 19.2.17. In order to reduce the wastage of material, where two pits or quarries abut each other, Council may allow relief of compliance which would waive the required setback from lot lines to permit the removal of all economically viable materials between the pits and quarries. Also, where two mineral aggregate extractive operations are separated by a municipal road, Council may allow relief of compliance which would waive the required setbacks from the road, permit the road to be rerouted, permit the material under the road to be removed and provide for the replacement of the municipal road at a lower elevation. In the event that the Township grants relief, an agreement or revisions to existing agreements will be required.

19.3. Wayside Pits and Wayside Quarry Policies

- 19.3.1. Wayside pits and quarries are temporary operations which are established on short term notice to fulfill an immediate public construction need. These operations are opened by or on behalf of a public **[Mod. #57 - Jan.28.98]** authority, such as the Ministry of Transportation or the appropriate government agency, or the Municipality; or the County. Council fully appreciates that such pits are opened solely for a particular public project such as for road construction or maintenance. They are not located on the road right-of-way. Excavated materials may be processed (e.g. washed, sorted, crushed and mixed with a bonding agent) for use only in the specified project.
- 19.3.2. Wayside operations are regulated through the Aggregate Resources Act, or its successor, by the Ministry of Natural Resources or the appropriate government agency having jurisdiction. This Act provides input provisions for the Township in the issuance of wayside permits and in this respect Council shall seek the fullest possible involvement in the administration of the Act to ensure that wayside licenses are issued in conformity with this Plan.
- 19.3.3. Wayside pits and quarries are permitted in the Township without amendment to this Plan or the Zoning By-law. The establishment of such operations will be discouraged in areas zoned for residential purposes or in areas where severe environmental disruption may occur.
- 19.3.4. In considering the appropriateness of a location for a wayside pit or quarry, Council shall have regard to the considerations used in evaluating the amendment application referred to previously in this Section.
- 19.3.5. Portable asphalt plants, used by a public road authority or their agent or contractor, shall be permitted throughout the Township without requiring an amendment to this Plan or the Zoning By-law, except in existing built-up areas or environmentally sensitive areas. Portable asphalt plants must comply with the Ministry of Environment and Energy or the appropriate government agency's minimum separation distance and must obtain a Certificate of Approval from the appropriate agency. Council may seek to limit the time period during which a portable asphalt plant may remain at the subject site once the specified project is complete.

19.4. Abandoned Pits and Quarries

- 19.4.1. There are a number of abandoned pits and quarries located within the planning area. It shall be the policy of Council to consult with the Ministry of Natural Resources and other appropriate municipal or provincial agencies to investigate means to identify and rehabilitate abandoned pits, including sources of funding.

Springwater Official Plan

Section 20 – Waste Disposal Policies

20.1. Objectives

- 20.1.1. The purpose of the Waste Disposal designation is to confirm the presence of operating and closed waste disposal sites in the Township and to establish municipal land use planning policies for new and expanded waste disposal sites.
- 20.1.2. The Waste Disposal designation of land shall mean that the predominant use of land in the areas so designated on the land use schedules of this Official Plan shall be for a waste disposal site. Waste disposal means any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed and any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to above.
- 20.1.3. The Township seeks to ensure that development, operation, monitoring, mitigation and final use of waste disposal activities and sites is properly managed and regulated by the appropriate authorities with the objectives of protection of the environment and the health and safety of residents of the area.
- 20.1.4. The Township seeks to ensure that consideration of new waste disposal sites or the enlargement of the existing waste disposal sites will be evaluated with full municipal input to the Waste Management Master Plan process and the Environmental Protection Act Certificate of Approval process, where applicable.

20.2. Policies

- 20.2.1. Waste disposal will be permitted only on lands designated Waste Disposal and appropriately zoned. The design and operation of waste disposal sites is subject to the provisions of the Environmental Protection Act and its regulations and other applicable legislation.
- 20.2.2. The existing and operational waste disposal sites are to be operated under a Certificate of Approval issued and amended from time to time by the Ministry of Environment and Energy. The Township may seek an opportunity to comment on changes to the Certificate. Specifically no expansion of the limits of the fill area or change to the limits of contours within the waste disposal sites, shown on the Certificates of Approval, will proceed without consultation by the County with the Township.

- 20.2.3. It is intended that the ownership of the currently designated areas shall remain public.
- 20.2.4. The establishment of new waste disposal sites within the Township or the expansion of existing sites shall require an amendment to this Official Plan. Any such amendments will have to comply with the policies of this Official Plan.
- 20.2.5. Generally the Township does not encourage new waste disposal sites.
- 20.2.6. The planning criteria for the Township's consideration of applications for amendment to this Official Plan and/or the Zoning By-law for new or expanded waste disposal sites within the Township are:
 - 20.2.6.1. Locations of poor agricultural potential.
 - 20.2.6.2. Locations removed from proposed or existing built up areas.
 - 20.2.6.3. The adequacy of access on roads of suitable construction and the nature of the roads relative to the type and volume of traffic anticipated.
 - 20.2.6.4. Locations generally not exposed to public view and the capability of adequate buffer areas to preserve the scenic beauty and amenity of an area.
 - 20.2.6.5. The use and character of the surrounding lands and the potential for compatibility of both the landfill and the proposed final use.
 - 20.2.6.6. The potential for negative effect to the environment including ground and surface water, soils and air subject to the proposed control and mitigation of such effects.
 - 20.2.6.7. The potential for effect on other land use planning objectives of the Township which may be relevant.
- 20.2.7. In considering an application to amend the Zoning By-law and/or Official Plan, Council may consult with the Ministry of Environment and Energy, the Ministry of Agriculture, Food and Rural Affairs, the Ministry of Natural Resources, the Conservation Authority, the County of Simcoe and any other agency having jurisdiction to ensure that the on and off site operation of waste disposal will be carried out in compliance with Provincial legislation and any applicable regulations.
- 20.2.8. The Township shall notify all landowners within 1000 metres (3280 feet) of the boundary of the proposed waste disposal site use and make any

proposed development and operation report and any proposed agreement available for public review prior to adoption of any Official Plan or Zoning By-law Amendment.

- 20.2.9. The Zoning By-law shall establish setbacks from property lines for buildings.
- 20.2.10. Prior to issuing a building permit for any buildings or structures an approval, issued by the Ministry of Environment and Energy, must be granted if required.
- 20.2.11. In addition, the Township may request that any application for building permit be accompanied with information regarding siting of the buildings, access, parking, landscaping, fencing and lighting. This is to provide the Township with a basis to request that these matters be adequately referenced and implemented through the provisions of the Environmental Protection Act, Certificate of Approval process.
- 20.2.12. No use shall be permitted of land designated Waste Disposal which has been used for the disposal of waste and has ceased being so used, unless the approval of the Ministry of Environment and Energy for the proposed use has been given. This also applies to changes affecting ground surface or height of lands. Residential uses shall not be permitted on any land which is, or has been, used for waste disposal.

Springwater Official Plan

Section 21 – Waste Disposal Assessment Area Policies

21.1. Objectives

- 21.1.1. The Waste Disposal Assessment Area is an overlay designation with associated policies, intended to recognize the presence of landfill sites. The objective is to ensure that future development occurs in a manner which takes into account any existing or potential effects of waste disposal on public health or safety. The delineation and designation of the Waste Disposal Assessment Area does not necessarily indicate the presence of such existing or potential effects.
- 21.1.2. The lands designated “Waste Disposal Assessment Area” are shown on the land use schedules of this Official Plan.
- 21.1.3. The size of the Waste Disposal Assessment area is generally 500 metres (1640 feet) from the limits of any landfill site. This reflects an existing Ministry of Environment and Energy policy. The Ministry of Environment and Energy considers that the most significant adverse environmental effects to be normally within 500 metres (1640 feet) of the perimeter of a fill area.
- 21.1.4. It is the policy of this Official Plan to notify and seek the comments of the Waste Management Department of the County of Simcoe in regard to proposed developments which may occur within 1000 metres (3280 feet) from the limits of any landfill site. The intention of this policy is to provide the opportunity to identify and address any potential concerns which may arise predicated on the type and magnitude of the proposed use and its location in regard to the landfill site.

21.2. Relationship with Other Policies of This Plan

- 21.2.1. The Waste Disposal Assessment Area is a method of applying additional specialized policies in the area of any waste disposal site in accordance with Ministry of Environment and Energy policy. This designation is to be considered as an overlay in regard to any other land use designations found on the Land Use Schedules of this Official Plan, and which are located within the boundaries of the Waste Disposal Assessment Area.

No amendment to this Plan is required to allow development to proceed in accordance with the underlying land use designations shown on the Land Use Schedules of this Official Plan provided there is compliance with the policies of this section.

21.2.2. Information on the hydrogeologic situation or on methane migration may result in an alteration of this Area, which will be reflected in this Plan by either an amendment or, at the time of a general Official Plan review/

21.3. Policies

21.3.1. Those proposing development in the Waste Disposal Assessment Area shall undertake studies to determine if the uses of the waste disposal site have created any adverse planning or environmental constraints to the proposed development. Dependent upon the results of these studies, the mitigation measures proposed, if any, and other policies of this Plan, the Township, in consultation with the Ministry of Environment and Energy, and any other government agency having jurisdiction, may approve, revise or reject the proposed development including the adoption of zoning amendments.

21.3.2. The Township may in the implementing Zoning By-law, place lands within a Waste Disposal Assessment Area in a zone category which requires that all new development or redevelopment, as may be defined by the Zoning By-law, will only take place by means of an amendment to the Zoning By-law in conformity with the policies and designations of this Plan. Use of a Holding Zone for this purpose will follow the provisions of The Planning Act.

21.3.3. Notwithstanding the policies of this section, the implementing Zoning By-law may permit renovations or replacement of existing buildings, and the construction of non-habitable accessory buildings such as garages or barns.

21.3.4. Prior to removing the Holding Zone provisions or amending the Zoning By-law to permit any new development of buildings in the Waste Disposal Assessment Area, studies shall have been carried out to the satisfaction of the Township and the Ministry of Environment and Energy which address such issues as migration of methane gas and leachate, hydrogeology, litter, odor, noise and traffic and which indicate the phasing of all development to coincide with the control of any problems identified by the engineering studies and which indicate that the development can safely take place. The Township will consult with the County of Simcoe on these matters. Any uses within the Waste Disposal Assessment Area will be permitted under conditions to safeguard them from undesirable effects of waste disposal. Such uses may be subject to buffering and phasing.

21.3.5. Council may define any or all of the area within the Waste Disposal Assessment Area as shown on the land use schedules of this Official Plan and are subject to Site Plan Control.

Springwater Official Plan

Section 22 – Waste Water Treatment Policies

22.1. Objective

- 22.1.1. To strive to ensure for the provision of systems and facilities which will result in the correct and appropriate handling, treatment and disposal of domestic and non-hazardous wastewater.
- 22.1.2. To maintain a high standard in regard to post treatment discharge of wastewater to protect the quality of the Township's surface and subsurface water systems.
- 22.1.3. To encourage and promote methods and measures which would result in the conservation of water use through appropriate engineering, building, systems and regulatory requirements
- 22.1.4. **To encourage the establishment of assimilation capacity studies or master servicing plans, on a watershed or subwatershed basis. [Mod. #58 - Jan.28/98].**

22.2. Policies

- 22.2.1. The treatment and disposal of wastewater is an integral component of all land use development, both past and future. The continuing growth and prosperity of the Township is very much dependent on the safe, economical and efficient treatment and disposal of wastewater and its by-products. In this regard the Township shall promote and encourage the use of modern and cost effective measures and systems which may include full municipal wastewater treatment plants and communal or individual wastewater systems or package plants which may involve surface or subsurface discharge.
- 22.2.2. Lands used or set aside for Municipal or communal wastewater treatment systems will be designated on the Land Use Schedules of this Official Plan. In regard to communal systems, associated with multiple lot/unit subdivisions or condominium developments, any Official Plan Amendment to permit such uses shall designate the lands employed in the operation of such facilities. Typically, such systems and lands associated with single use/ownership developments, may not require designation but may, as is applicable to the above noted situations, be set out in the implementing Zoning By-law.

- 22.2.3. In addition to the wastewater treatment system, buildings and equipment, this designation may also permit the use of the lands for public utilities and other compatible public uses.
- 22.2.4. It is anticipated that technology and methods of treatment and discharge related to wastewater treatment systems will change and evolve through the life of this Plan. It is a policy of this Plan to promote and encourage methods, equipment and innovative approaches to the treatment of wastewater which will enhance and improve the end product and provide appropriate protection to the environment.
- 22.2.5. In regard to communal or package wastewater treatment facilities serving multi-lot/unit residential developments, it is anticipated that the ownership of the associated lands, buildings and equipment will vest with the Township or other public agency. The assumption of these works and property may be set out through agreement between the developer and the appropriate public agency. Such ownership may also be extended to multi lot industrial and commercial developments. Public ownership may be deemed not to be necessary in regard to single ownership commercial and industrial uses except where multiple unit residential uses form part of the development. The typical test to be applied where the need for public ownership is in question is the existence of multiple uses of a nature where, should the treatment system fail for any duration of time, that this failure would result in the lack of permanent accommodation and would create a situation of undue hardship for the residential owners or tenants.
[Mod. #59 - Deletion of two words - Jan.28/98]
- 22.2.6. In the case of wastewater treatment facilities which are owned by the Township or other public agency, the operation, repair and maintenance of such systems will be the responsibility of the owner. The owner may however contract out this responsibility as is deemed appropriate. In the case of private contracts, the owner should ensure through agreements, insurance, bonding or other methods that securities are in place. Such securities should provide for the ongoing operation, maintenance, emergency repair and replacement of the treatment facility so that the users are properly served and that the owner and wider public interest is protected in regard to unexpected costs and damages.
- 22.2.7. The Township will strive to promote and encourage the conservation and appropriate use of water which may include educational, systems and equipment and regulatory efforts. Appropriate water conservation methods should be a consideration in all forms of development.
- 22.2.8. Snow Valley: In addition to the policies of this section Waste Water Treatment Policies Section 22 the following policies shall apply to the Settlement Area of Snow Valley.

22.2.8.1. Prior to the draft approval of any plan of subdivision or condominium plan, a Master Servicing Plan for the overall Snow Valley settlement area shall be prepared for the proposed development area and approved by Council. A maximum of three (3) Sewage Treatment Plants and appropriate number of leaching trenches/beds shall be constructed to accommodate total future development within the Snow Valley Settlement Area. Each Sewage Treatment Plant shall be designed to meet or exceed all applicable effluent criteria.

Infrastructure works required to traverse watercourses shall use the best management practice and shall only be permitted when directional boring technology is employed and may be subject to the Class Environmental Assessment Process.

The location of any sewage treatment plant or wastewater treatment facility shall be a minimum of 60 metres from the boundary of any residential development area.

22.2.8.2. All Sewage Treatment Plants shall be designed using Township Engineering Standards and criteria, including an average daily flow of 1440 Litres per residential unit. A Servicing Strategy for each proposed phase of development shall be prepared by the developer and approved by Council prior to approval of a plan of subdivision or condominium plan. The Servicing Strategy shall be consistent with the overall Master Servicing Plan for the Settlement Area.

22.2.8.3. The Servicing Strategy shall address detailed design requirements outlining the following information:

- a) Proximity to existing sanitary sewerage system(s).
- b) Sanitary sewerage proposed for development.
- c) Most feasible method of servicing the proposed development.
- d) Priority area(s) which may be considered for initial servicing. These priority areas shall have regard for the phases of development as identified on Schedule A-12A of this Plan.
- e) Environmental matters as outlined in Section 8.10.4 Environmental Monitoring of this Plan.

22.2.8.4. As a condition of draft plan approval or condominium plan approval, a groundwater monitoring program shall be created to ensure that quality impacts from communal leaching fields/trenches are within acceptable levels. Monitoring of groundwater quality down gradient of the leaching fields/trenches locations is to be undertaken four (4) times a year once the leaching fields/trenches are fully operational and for a two year time period.

Monitoring parameters include nitrates, phosphorous, chlorides, total coli and E coli. The monitoring program is to continue for two (2) years after each phase of development has been built and 80% occupied.

22.2.8.5. The Servicing Strategy will require review and approval by the Township in consultation with the Nottawasaga Valley Conservation Authority and the Ministry of the Environment.

22.2.8.6. Communal sanitary sewage disposal systems shall be reviewed in the context of suitable administrative and financial arrangements and agreements to the satisfaction of the Township of Springwater and the Ministry of the Environment. **[OPA #13 OMB approved Jan. 27/03]**

Springwater Official Plan

Section 23 – Stormwater Management Policies

23.1. Objectives

- 23.1.1. To provide a sound environmental approach to land development considering that stormwater runoff is an important aspect of the ecosystem and the hydrologic cycle.
- 23.1.2. To identify appropriate environmental management policies targeted to the physical features of identified development areas considering both the upstream and downstream characteristics of the watershed.
- 23.1.3. To provide provisional guidance for the choice of best stormwater management practices in order to control flooding, erosion, sedimentation and water quality in any natural or manmade waterway.
- 23.1.4. To encourage and promote the appropriate integration of natural waterways, ponds and valleys to enhance and develop functional corridors for wildlife habitat, open space and parkland.
- 23.1.5. To protect and enhance, through both accepted and innovative stormwater management techniques and design, the water quality, environmental, aesthetic and recreational potential of the Township's waterways and water bodies.
- 23.1.6. To make provisions for consistent direction for the review and approval of developments with respect to drainage issues.

23.2. Policies

- 23.2.1. As a general rule the effects and impact of stormwater management and quality control form an integral and important part of the land use planning and construction aspects of development, redevelopment and public works. As such, the integration and coordination of stormwater management should be a continuing and important part of any growth and development consideration.
- 23.2.2. A Master Drainage Plan which addresses both quantity and quality control aspects of stormwater management may be required to be undertaken by the developer for the catchment area of the applicable subwatershed area in which the development is located in order to minimize erosion and ensure drainage structures have adequate capacity. The determination of the applicable subwatershed area to be reviewed will be established by the Municipality and/or the applicable government agency having jurisdiction. All

storm drainage works should be consistent with the guidelines as outlined in the Stormwater Management Practices and Design Planning Manual by the Ministry of Environment and Energy, 1994, or its successor. Agreements with the appropriate government agencies may be required regarding stormwater management for development abutting County roads and Provincial highways.

- 23.2.3. Water quality monitoring may be required to be undertaken by parties proposing development with respect to bodies of water receiving surface runoff. If a deterioration in water quality occurs, appropriate measures may be implemented or required by the Township or the appropriate authority including restrictions on development, treatment of surface runoff to improve the quality, or regulations for on-site disposal of surface water.
- 23.2.4. The Township may undertake public works, pass by-laws, acquire lands and impose development conditions to ensure appropriate stormwater control and management.
- 23.2.5. Stormwater management plans shall be undertaken for all new Plans of Subdivision, may be required for those developments placed under Site Plan Control by the Township and may be required for those developments which by their nature, magnitude or location present a potential for negative impact on the surrounding drainage area. The proposed stormwater management plan shall be acceptable to the relevant regulatory agencies and commenting bodies having jurisdiction and shall be designed in accordance with any Township design standards, and if applicable, the Master Drainage Plan for the subwatershed area in which the site is situated. In the absence of a Master Drainage Plan, the stormwater management plan should, as may be appropriate, address such matters as best management practices, consideration of watershed flow regimes and headwater areas, stormwater flow control, centralized facilities, erosion control during and after construction, impact on groundwater resources, maintenance of base flow and storage levels and effects on water quality including temperature, wildlife, fisheries and the implementation of any mitigating measures.
- 23.2.6. The retention of existing tree cover or natural vegetation **particularly along watercourses and water stream valleys [Mod. #60 - Jan.28/98][OMB Order #2575]** and the provision of significant grassed and natural areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. Lot level and conveyance stormwater quality controls should be addressed in any new development proposal.
- 23.2.7. **Channelization of natural watercourses should be minimized. Alteration of natural watercourses should only be undertaken as part**

of an approved re-naturalization/replacement plan. [Mod. #61 - Jan.28/98]

- 23.2.8. **Where as a result of the consideration of current and adopted guidance documents dealing with stormwater management practices [OMB Order #2575] and design and where end of pipe management facilities are required, such facilities shall be designed [Mod. #62 - Jan.28/98]** so as to retain surface runoff during peak flow periods, to permit settling of some pollutants contained in the surface runoff and to reduce the cost of storm sewers, related works and maintenance. End of pipe stormwater quality controls should include wet storm detention pond wetlands, oil/grit separators, buffer strips, or infiltration basins or trenches.
- 23.2.9. Developments which could have *an* impact on surface drainage shall provide comprehensive drainage plans detailing methods of **treating stormwater runoff and discharging it to a suitable receiving watercourse [Mod. #63 - Jan.28/98]** and any impact on adjacent or affected properties.
- 23.2.10. No Official Plan Amendment, Zoning By-law Amendment or Plan of Subdivision shall be approved in the Township if the proposed development would have a significant adverse impact on surface drainage.
- 23.2.11. It is the policy of this Plan that any required stormwater facility should not be considered as part of any parkland dedication areas as required by the Planning Act.
- 23.2.12. Whenever possible, the location of the required stormwater facility should be located adjacent to the areas of parkland dedication, where such parkland dedication areas have been requested by the Township to be dedicated by the developer. The design of the facility should preferably be curve linear in shape with gentle grades and slopes so as to present as natural a landscape effect as possible, as opposed to being square or rectangular in design with steep slopes.
- 23.2.13. In the development or redevelopment of any properties, the Township will acquire, as may be deemed appropriate, reasonable access to watercourses or easements along watercourses for the purpose of stream improvement works and maintenance.
- 23.2.14. Unless it can be demonstrated that flow attenuation is not required, post development peak stormwater runoff should be limited to predevelopment levels.
- 23.2.15. Stormwater management plans and practices should recognize the need to protect and possibly enhance aquifers and groundwater recharge areas

through best management practices. Such practices should strive to maintain groundwater quality and promote groundwater recharge by means of runoff retention, detention ponds or other appropriate methods.

- 23.2.16. Snow Valley: In addition to the policies of this section, Stormwater Management Section 23, the following policies shall apply to the settlement area of Snow Valley.
- 23.2.16.1. All plans of subdivision and/or plans of condominium shall be accompanied by a Stormwater Management Plan (SWM) prepared by a professional engineer. The SWM Plan shall fulfil the following:
- a) identify all of the drainage area affected by the development;
 - b) indicate the methods of draining individual lots or blocks;
 - c) identify the methods of controlling on-site and in-stream erosion and sedimentation during and after construction;
 - d) identify the location and registration of easements for municipal drains; and,
 - e) identify the methods of minimizing the impacts on water quality and quantity as it relates to fish, fish habitat, wetland areas, and overall stream health.
- 23.2.16.2. Methods of Stormwater Management will be designed to preserve and enhance the hydrologic balance, minimize the need for on-site and downstream remedial work, and minimize the impact on provincially significant wetlands, fish habitat, and other wetlands, streams and riparian zones.
- 23.2.16.3. All storm drainage works should be consistent with the state-of-the-art in storm water management and should consider the following guidelines:
- a) the final report titled “An Evaluation of Roadside Ditches and Other Related Stormwater Management Practices” prepared for the Metro Toronto and Region Conservation Authority (April 1997), and
 - b) all applicable Ministry of the Environment guidelines.
- 23.2.16.4. Infiltration trenches within the Municipal right-of-way in conjunction with the roadside ditches and the stormwater management pond(s) shall be capable of containing the 100 year post development flows, without relying on the infiltration pits on each individual residential lot.
- 23.2.16.5. Infiltration pits, located on each individual residential lot, shall be capable of containing the 25 year post development flow from each residential unit.
- 23.2.16.6. Stormwater management pond(s) shall be capable of independently containing, as a minimum, the 25 year post development flows. In addition,

the placement of stormwater management pond(s) shall adhere to the following locational criteria:

- a) above 205 metres G.S.C.D.;
- b) above the defined top-of-bank, except when used as a secondary means of quantity control and left in a natural state;
- c) outside the designated erosion and access and slope stability setback of 15 metres, except when used as a secondary means of quantity control and left in a natural state;
- d) outside the 30 metre buffer or development setback from watercourses; and
- e) outside environmentally significant areas and lands designated Natural Heritage (Environmental Protection) Category 1.

23.2.16.7. Stormwater management will be addressed through the following means:

- a) a Stormwater Management Strategy addressing storm water management, as identified in Section 23.2.16.1 to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies including but not limited to the Ministry of the Environment;
- b) Preliminary Stormwater Management Reports, in conformity with the approved Stormwater Management Strategy (a part of the Servicing Strategy), shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to draft plan approval of any subdivision or condominium; and
- c) detailed Stormwater Management Reports, in conformity with the Preliminary Stormwater Management Reports, shall be prepared to the satisfaction of the Township of Springwater, in consultation with the Nottawasaga Valley Conservation Authority, and other governing agencies, prior to final approval and registration of any plan of subdivision or plan of condominium. The Township acknowledges that the Ministry of the Environment is the legislated approval authority for storm water management works.

23.2.16.8. Stormwater management planning shall take into account the necessity for control of the quality and quantity of runoff, so that damage to habitats is avoided, and to achieve environmental objectives in accordance with the policies for the Snow Valley Settlement Area and in consideration of the following criteria:

- a) The retention of existing tree cover or natural vegetation and the provision of significant grassed or natural areas shall be encouraged to facilitate the infiltrating of stormwater runoff into the ground where soil conditions permit. Clearing for roads, houses and leaching beds

shall be limited, where required. Lot grading to the house envelope shall be limited to encourage natural tree cover and vegetation.

Storm water can and must be managed to achieve environmental objectives (as well as to minimize property owner inconvenience).

- b) Lot levels and swales on lots shall be controlled to achieve, where possible, 1% grades to promote infiltration.
- c) Shallow, grassed swales for roadside drainage shall be utilized to reduce runoff and lessen erosion.
- d) Existing drainage patterns shall be maintained.
- e) Watercourses will be managed as cold water streams and protected from extended duration flows and thermal impacts.
- f) Source controls will be fully utilized.
- g) Comprehensive erosion and sediment control plans shall be developed for all phases of construction.

- 23.2.16.9. Appropriate storm drainage facilities shall be installed and maintained to serve developments in all new areas of the Snow Valley Settlement Area. Detailed Storm Water Management Reports will include a comprehensive maintenance plan. **[OPA #13 OMB approved Jan. 27/03]**

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Section 24 – Special Policy Area Policies

24.1. Definition

24.1.1. The policies of this section relate to the development and redevelopment of specific areas or land uses that are deemed to be of particular importance or interest.

24.2. Community Improvement Areas:

24.2.1. General

24.2.1.1. Council recognizes the need to maintain and rehabilitate the physical environment, infrastructure, buildings, recreational facilities and the arrangement of existing land uses within urban settlement areas. Therefore Council is committed to ongoing improvements where deficiencies and/or opportunities exist. With this in mind this section contains the Township's goals and objectives for community improvement, provides criteria for the selection of community improvement areas, the prioritization of community improvement projects and the implementation of community improvement plans and programs.

24.2.2. Goals

24.2.2.1. Future community improvement initiatives shall be directed to the attainment of the following goals:

- a) To stabilize and enhance existing development by providing a safe, convenient and attractive environment;
- b) To provide for and encourage the ongoing maintenance, improvement, rehabilitation and renewal of the settlement areas residential, commercial and industrial areas; and
- c) To maintain and improve the economic base of the Municipality.

24.2.3. Objectives

24.2.3.1. To achieve the community improvement goals of this plan, Council adopts the following objectives:

- a) To encourage the maintenance and improvement of the existing housing stock in a safe and attractive form and in compliance with the provisions of the Maintenance and Occupancy Standards By-law;
- b) To encourage the provision, maintenance and upgrading of the physical infrastructure and public services and utilities;

- c) To alleviate or eliminate any problem resulting from existing incompatible land uses within the settlement area;
- d) To improve and upgrade the settlement area environment and in particular, to address deficiencies with respect to the residential, commercial, industrial, recreational and community facility areas by increasing the efficiency of the movement of vehicular and pedestrian traffic and by enhancing the visual and environmental characteristics of the area;
- e) To encourage and support efforts by the private sector to maintain and improve existing buildings and structures;
- f) To undertake community improvement projects in a manner that is fiscally responsible recognizing anticipated growth;
- g) To ensure that the population is served by an adequate supply of community and recreational services, by improving and upgrading Township facilities and services including those serving institutional, recreational, cultural, social and community related functions;
- h) To enhance the settlement areas' ability to accommodate new development and economic growth and to foster a favourable climate for private investment;
- i) To ensure that buildings and property are maintained to acceptable standards; and
- j) To provide a framework to guide improvement expenditures by undertaking a monitoring program to review budgeting and program direction in respect to the attainment of specific community improvement goals and objectives;
- k) To enhance significant heritage buildings, districts and landscapes and encourage the conservation and maintenance of such resources.

24.2.4. Criteria for Selection of Community Improvement Areas

24.2.4.1. In order to determine the areas needing community improvement, the foregoing data shall be analyzed on a geographic basis and shall be evaluated against a number of criteria to identify community improvement areas. The specific selection criteria shall include:

- a) Sanitary sewage disposal and water systems in need of upgrading or construction;
- b) Roads in need of improvement, expansion, etc.;
- c) A need for new or the replacement of existing sidewalks;
- d) A need for new or the replacement of existing stormwater drainage systems and/or a need for improved drainage of particular properties;
- e) A need for new or the replacement of existing street lighting;
- f) A need for new or the replacement of outdated traffic signals or traffic directional information signs;
- g) A need for new or the upgrading of existing recreational facilities or land;

- h) A need for new or the upgrading of existing institutional and community facilities or land;
- i) A need for new or the upgrading of existing cultural and social facilities or land;
- j) A deficiency in the amount, variety and/or quality of housing to meet the needs of the residents;
- k) A deficiency in off street and/or on street parking resulting in traffic hazards and inconveniences;
- l) A deficiency in the aesthetic or structural quality of streetscapes particularly in existing commercial areas;
- m) A deficiency in traffic circulation or access; and
- n) Opportunities to enhance tourism and public education;
- o) Opportunities to conserve and enhance significant heritage buildings, districts and landscapes
- p) In addition to the criteria noted above, consideration for the selection and designation of community improvement areas may also be given in circumstances where:
 - i. Conflicts exist between existing land uses;
 - ii. Environmental problems such as flood susceptibility, noise or odour are apparent;
 - iii. Manmade hazards such as level crossings, abandoned buildings, etc. are in evidence; and
 - iv. Vacant or under utilized lots or blocks with good potential for development or redevelopment exist.

24.2.5. Community Improvement Areas

24.2.5.1. Following the selection of the community improvement areas, they shall be ranked based upon the Official Plans overall community improvement goals and objectives and on the basis of improvements to “hard” municipal services such as sewers, water supply, streets and sidewalks having first priority; improvements to buildings having second priority and improvements to “soft” municipal services such as those serving recreational, cultural and social functions having third priority.

24.2.5.2. Despite this general method of prioritization, it is this Plan’s intent that community improvement projects be undertaken in identified areas as needed, whenever funds are available providing Council is satisfied that the Township can reasonably finance and afford its share of any costs.

24.2.6. Implementation of Community Improvement

24.2.6.1. Council shall implement the Official Plan’s community improvement goals and objectives by one or more of the following methods:

- a) By designating by By-law the whole or part of any community improvement area for the purpose of the preparation and implementation of “Community Improvement Plans” pursuant to the appropriate section of the Planning Act;
- b) By participating in available provincial or other funding programs or opportunities to assist in the implementation of a Community Improvement Plan;
- c) By encouraging the participation of the private sector in the implementation of a Community Improvement Plan, including infilling and redevelopment policies;
- d) By supporting and encouraging the participation of local community groups, service clubs and other public organizations in the implementation of the Community Improvement Plan, particularly as their assistance might relate to recreational uses and community facilities and services;
- e) By improving, acquiring or disposing of land and/or buildings in the designated area in accordance with a Community Improvement Plan;
- f) By upgrading utilities, municipal services and recreational and community facilities; and
- g) By the application of the Ontario Heritage Act to support the preservation of historic or architectural significant buildings and the use of funding programs under the Act.

24.3. Highway Special Policy Area

[This section was appealed to the OMB by Chase and withdrawn on Oct. 22/98]

24.3.1. General

- 24.3.1.1. The corridor of land fronting on *County Road 27*, north of Midhurst and extending to Horseshoe Valley Road (County Road 22) was the subject of a previous study and Official Plan Amendment to recognize growing development pressures in this area. As a result of further consideration, the extent of the area subject to the policies of this section is extended to include **County Road 27 [OPA #3 - Sept.29/99]** north of Horseshoe Valley Road to the Township boundary north of Elmvale. These policies do not apply within the settlement area of Elmvale as set out on Schedule “A-6” to this Official Plan. These policies also apply to **County Road 92 [OPA #3 - Sept.29/99]** from the boundary of the Elmvale settlement area to the Town of Wasaga Beach. The following provides two specific subsections being the “Highway Special Policy Areas” and “Restricted Rural”. These subsections set out the various policy considerations to be applied in the evaluation of any development proposals in this area. The policies found elsewhere in this plan apply to the various other land use designations as are set out on Schedule “A” to this Official Plan which details the subject area.

24.3.2. Highway Special Policy Area

24.3.2.1. Objectives

- a) The “Highway Special Policy Areas” designation and the associated policies are intended to achieve the following objectives:
 - i. To provide one or more areas where comprehensively planned light industrial/commercial development may be established by amendment to the Official Plan if such development can be substantiated on the basis of detailed investigations of such areas;
 - ii. To protect and maintain **County Roads 27 and 92 [OPA #3 - Sept.29/99]** as major transportation facilities;
 - iii. To utilize, where appropriate, the potential for commercial and industrial development in areas adjacent to **County Roads 27 and 92; [OPA #3 - Sept. 29/99];**
 - iv. To achieve high quality commercial or industrial development in specific areas where supported by an amendment to the Official Plan;
 - v. To prevent strip commercial/industrial development along the highways;
 - vi. To minimize the number of new commercial/industrial accesses onto the highways;
 - vii. To provide some flexibility in the development of commercial/industrial uses and employment opportunities in the Township;
 - viii. The Township may require the preparation of a preliminary market analysis study by a proponent. Such study, if required, shall consider commercial land needs and/or industrial land needs.

24.3.2.2. General Policies

- a) The lands included in the “Highway Special Policy Areas” designation, and as delineated on Schedule “A” may have the potential to be developed as comprehensively planned commercial/industrial parks. These areas have not been placed in a light industrial/commercial designation because the principle of development in such areas has not been conclusively established. If such development is to occur these are the preferred areas. However, no such development shall be permitted unless an Official Plan Amendment and Zoning By-law Amendment are prepared and approved for such area and all of the policies of this Plan and all of the requirements of the affected local and provincial agencies have been satisfactorily addressed. If the

policies of this Plan and the agency requirements cannot be met, then the policies of the “Restricted Rural” designation will continue to apply to such areas.

- b) Until a specific fully documented industrial/commercial development is proposed and an Official Plan Amendment is approved in such areas, the policies of the “Restricted Rural” designation shall apply with the exception that no rural residential severances shall be permitted.
- c) Development may take the form of a single commercial/industrial use occupying an entire special policy area or it may involve a Plan of Subdivision with internal access roads or service roads.
- d) Highway Special Policy Areas may be placed in Holding Zones in accordance with the provisions of The Planning Act and the relevant policies of this Official Plan, after an amendment to the Official Plan has been adopted.

24.3.2.3. Permitted Industrial/Commercial Uses

- a) As stated in Subsection 24.3.2.2 b) above, a limited range of “Restricted Rural” uses will be permitted until such time as a comprehensive industrial/commercial development plan is proposed and an Official Plan Amendment is approved for the relevant Highway Special Policy Area.
- b) Any proposed Official Plan Amendment in a Special Policy Area shall permit light industrial/commercial uses. These may include such commercial uses as service stations, new vehicle dealerships, restaurants including drive-in restaurants, food and other retail stores, personal service shops, service shops, financial service establishments, fruit and vegetable markets, commercial nurseries and commercial schools. Land extensive commercial uses may also be permitted such as building supply outlets, recreational establishments, mobile home sales, prefabricated building sales and display and swimming pool sales and display. In addition to such highway oriented and specialized commercial uses, these lands may also be used for the manufacturing, processing and storing of goods and raw materials. Service industrial uses such as a contractor’s yard may be permitted. Other uses which are complimentary to and serve these industrial uses may be permitted as well as public and institutional uses.

24.3.2.4. Site Planning and Design Guidelines

- a) After an Official Plan Amendment is approved, Council may pass a By-law designating all or part of any Highway Special Policy Area as an area of Site Plan Control under the provisions of The Planning Act.
- b) Generally, commercial uses will be encouraged to locate on those lands directly abutting the highway.

- c) The design guidelines of Section 7 of this Plan shall apply to development in those areas immediately visible from the highway. Specific design guidelines relating to identified circumstances, and situations in other parts of the Township shall not apply to these areas.

24.3.2.5. Servicing Policies

- a) The appropriate sewage treatment systems shall be approved by the Ministry of Environment & Energy or the local authority having jurisdiction.
- b) All development shall comply with the policies and regulations of the above noted agencies.
- c) Any substantial development in these areas shall proceed by Registered Plan of Subdivision or Plan of Condominium.
- d) A hydrogeological study shall accompany any commercial or industrial development proposal identifying the water supply for the development and the ability of the site to accommodate individual lot sewage treatment systems in conformity with all relevant policies and regulations.

24.3.2.6. Transportation and Access Policies

- a) It is a policy of this Plan to restrict to the greatest extent possible, all new non-residential or non-agricultural access points in the Highway Special Policy Areas.
- b) Generally, new commercial/industrial development shall have direct access only to internal subdivision roads or to service roads, except as provided for in Section 24.3.2.6 c).
- c) Where an individual commercial/industrial use is permitted as a first phase in a comprehensive development, an individual access to the highway may only be permitted provided there is compliance with the standards of the Ministry of Transportation or the appropriate government agency having jurisdiction and where the access location is suitable for future public road allowance to service the subdivision. Where a single use occupies an entire Special Policy Area, carefully controlled access to the highway from that use may be permitted in accordance with the policies of this Plan and the standards of the Ministry of Transportation, or the appropriate government agency having jurisdiction.
- d) In the case of any development of the Highway Special Policy Area in Part Lot 9, Concession 4, provision shall be made for a possible road linkage between Gill Road and **County Road 27. [OPA #3 - Sept. 29/99]** A detailed study of the area will be undertaken prior to the approval of any development here and if a route is found for such a

linkage, it shall be protected and incorporated into any development of the subject area.

- e) Except as provided for in Section 24.3.2.6 c), all new commercial and industrial development shall only be permitted if access is provided by internal service roads provided for the Special Policy Area by the developer. Internal service roads shall be provided by utilizing the following general principles:
 - i. Only one access is permitted for each “Special Policy Area”.
 - ii. All properties fronting on the highway shall only have access via an internal service road.
 - iii. Internal service roads shall have a minimum width of 26 metres (85 feet) and shall be developed to industrial road standards. Where internal service roads meet the highway, intersection improvements shall be made as warranted by traffic volumes and the Ministry of Transportation. Notwithstanding the aforementioned requirements, if a suitable location along the highway frontage of an area designed as a Special Policy Area is unavailable because of an inability to meet MTO requirements, no access to the highway will be considered.
- f) A Traffic Study will analyze the transportation impacts of the proposed development and provide findings and recommendations as they relate to possible intersection improvements.

24.3.2.7. **Environmental Policies**

- a) Applications for development in the “Special Policy Areas” shall be accompanied by technical studies related to the following:
 - i. A Biological Assessment will be undertaken to document existing biological conditions; to interpret the significance of existing biological conditions; to predict the potential for impact on significant biological features and functions; and to provide recommendations for mitigating any negative environmental impacts.
 - ii. The plan shall include stormwater management analysis and recommendations, as may be required under Section 23, Stormwater Management, of this Official Plan.
 - iii. A Hydrogeological Investigation will be performed to assess the suitability of local ground conditions for development using individual septic tanks and tile fields; impact of sewage disposal at the site on local groundwater and surface water resources; impact of the proposed development on infiltration rates and groundwater recharge at the site.

24.3.3. **Restricted Rural**

24.3.3.1. **Objectives**

- a) The “Restricted Rural” designation is intended to indicate predominantly marginal agricultural land which, because of the proximity to **County Roads 27 or 92, [OPA #3 - Sept. 29/99]** requires more restrictive planning policies than those applying to areas designated “Rural” in the Township.
- b) The designation is intended to protect the function of **County Roads 27 and 92 [OPA #3 - Sept. 29/99]** as major transportation facilities by reducing the potential for future strip development along the highway.
- c) The designation is intended to reduce or eliminate the potential for future spot rezonings for commercial or industrial development along the highways in order to assist in the safe movement of large numbers of vehicles on the highways.
- d) As a further method of protecting the highway’s important transportation function, the designation is intended to encourage access controls in regard to residential severances adjacent to the highways.

24.3.3.2. **Permitted Uses**

- a) With the exception of the uses stated in Subsection 24.3.3.2 b), below, all uses permitted in the “Rural” designation, in accordance with the policies of Section 18, shall be permitted within the area designated “Restricted Rural” on Schedule A.
- b) Agriculturally related commercial and industrial uses, as described in Subsection 18.3.3 of this Plan and minor nonagricultural rural uses as described in Subsection 18.3.4 and 18.4.6 of this Plan, shall not be permitted within the area designated “Restricted Rural” on Schedule “A”.
- c) Residential severances may be permitted in the area designated “Restricted Rural” on Schedule “A” in accordance with the policies of Subsection 28.6, Consent Policies, and all other policies of this Plan.

24.3.3.3. **General Policies**

- a) All of the policies of Subsection 18.3, relating to the permitted uses in the “Rural” designation, shall also apply to the uses permitted in Section 24.3.3.2 a) above.

24.4. **Green Belt Areas**

- 24.4.1. It shall be a policy of this Plan to restrict new non-farm development within one kilometre of any boundary of the City of Barrie and Town of Wasaga

Beach. The purpose of this policy is to maintain a clear separation between rural and urban land uses to prevent urban sprawl adjacent to these two urban centres. Notwithstanding this policy, existing commercial and industrial uses legally established at the date of passage of this Plan, may be permitted to reasonably expand or modify their operations. Interpretation of the one kilometre separation distance may be slightly modified where roads or other cultural or natural boundaries can be utilized to clearly define the extent of the Green Belt area. **[Appealed to OMB by Wismer - Appeal denied by Order #2575 dated 14 Oct. 98]**

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Section 25 – Special Use Policies

25.1. Definitions

25.1.1. The policies of this section relate to uses which may be permitted throughout the Township or through a number of land use designations.

25.2. Bed & Breakfast Facilities

25.2.1. Bed and breakfast uses are defined as residential uses which provide overnight tourist accommodation, which may include meals, but shall not offer or provide services to non guests.

25.2.2. Bed and breakfast uses shall generally be restricted to existing single detached dwelling units occupied as a permanent residence of the host.

25.2.3. Bed and breakfast uses may be subject to a Zoning By-law Amendment to be permitted unless otherwise specifically permitted within the applicable zone.

25.2.4. The Township Zoning By-law shall regulate bed and breakfast uses with respect to signage, noise, storage, displays, number of rooms, parking and other such matters to ensure the bed and breakfast use does not interfere with the quiet and reasonable enjoyment of adjacent residential properties nor detract from the character of the neighbourhood or surrounding area.

25.2.5. Where the property is served by a private well and/or private sewage disposal facility, the approval of the appropriate government agency having jurisdiction shall be required.

25.2.6. Bed and breakfast establishments shall conform with all provincial and local standards and regulations concerning safety for uses of this nature.

25.2.7. To monitor and control bed and breakfast uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.

25.3. Home Occupations

25.3.1. Home occupation uses are defined as the partial use of a single detached dwelling unit by the occupant(s) of the dwelling unit for gainful employment involving the production, provision and/or sale of goods produced on site and/or services. Pursuant to the implementing Zoning By-law this may also include in specified zones, an accessory building or structure and the By-law

may also include provisions concerning the involvement of persons other than the occupants of the dwelling.

- 25.3.2. Home occupation uses are recognized by Council as an effective and reasonable opportunity to expand employment opportunities, support small business and provide convenient and/or needed services to the residents of the Township. In this regard home occupations are permitted in all areas where residential uses are permitted subject to the provisions of the Zoning By-law.
- 25.3.3. It is acknowledged that certain home occupation uses may, by their nature, hours of operations, potential for traffic generation or other factors, interfere with the quiet and reasonable enjoyment of adjacent residential properties or have the effect of detracting from the residential character of the neighbourhood. In such instances certain uses may need to be restricted or limited. Should such uses be identified these may be set out in the Zoning By-law which may prohibit the specific use or require, in regard to specific zones, the need to amend the Zoning By-law to permit the proposed use.
- 25.3.4. The Zoning By-law shall regulate home occupation uses with respect to signage, noise, storage, displays, floor area, parking and other such matters so as to ensure that the use does not interfere with nor detract from surrounding uses or the character of the neighbourhood.
- 25.3.5. To monitor and control home occupation uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.
- 25.3.6. Such uses intending to locate along provincial highways should ensure that the requirements of the Ministry of Transportation can be met concerning entrance approval.

25.4. Home Industries

- 25.4.1. Home industries are defined as uses located outside of settlement areas and are accessory and subordinate to the residential and/or agricultural use of the property. Such uses may include machine shops, welding and repair shops, farm implement and machinery repair shops, carpentry shops, fabrication of wood and metal products, craft and art studios and other similar uses.
- 25.4.2. Home industry uses may be carried out in an accessory building.
- 25.4.3. The Zoning By-law may regulate home industries with respect to signage, noise, storage, displays, parking, floor area, minimum lot size and other such matters so as to ensure that the use does not interfere with nor detract from surrounding uses or the rural character of the area.

- 25.4.4. To monitor and control home industry uses, the Township may require the appropriate licensing of such uses as may be provided for under the Municipal Act.
- 25.4.5. Such uses intending to locate along Provincial highways and County roads should ensure that the requirements of the Ministry of Transportation and/or the County of Simcoe can be met concerning entrance approval.

25.5. Group Homes

- 25.5.1. Group homes are defined as a single housekeeping unit in a detached residential dwelling which is intended to provide a community based group living arrangement for a maximum of 10 persons, exclusive of staff, who are receiving care and supervision consistent with their particular needs and for their well being. Group homes include a home for foster children, a home for elderly persons, a home for mentally and physically challenged persons and a convalescent home for people who are under medical supervision.
- 25.5.2. All group homes shall be approved or licensed in accordance with provincial statute. Council may pass a By-law pursuant to the Municipal Act as amended, concerning the registration of provincially licensed or approved group homes. Furthermore a group home shall be in compliance with all Municipal By-laws and the Ontario Building Code particularly as they relate to fire, health, safety and occupancy regulations.
- 25.5.3. In considering the registration of any group home Council should be satisfied with the need for the facility, the proposed management plan and qualifications of staff, the availability of support services and facilities for the future residents of the group home and the adequacy of the proposed program as it relates to the well being of the future group home residents.
- 25.5.4. For the purpose of this Official Plan, a group home does not include a facility maintained and operated for persons who have been placed on probation under the statutes of Ontario or Canada, who have been released on parole under the statutes of Ontario or Canada or who are admitted to the group home for correctional purposes.
- 25.5.5. The implementing Zoning By-law shall set out the zone or zones within which group homes may be permitted. Also the Zoning Bylaw may include a minimum separation distance between group homes and may also contain provisions in regard to off street parking, minimum lot size and other related items. As a general rule the minimum separation distance between group homes should be 300 metres (1000 feet).

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Section 26 – Transportation Policies

26.1. Objectives

- 26.1.1. To provide the safest and most efficient flow of traffic within the Township.
- 26.1.2. To facilitate the satisfactory movement of both people and goods to and from the various communities within the Township and to foster an overall road pattern and standard which is consistent with the existing and proposed road patterns of the adjoining municipalities, the County road system, as well as with the Provincial highway system.
- 26.1.3. To improve railway crossings and other related transportation facilities for greater safety and more efficient vehicular movement.
- 26.1.4. To recognize potential noise impact created by road and rail transportation facilities and encourage adjacent developers to reduce the effects by appropriate design.

26.2. Policies

- 26.2.1. The policies of this Plan relating to transportation are based on the recognition of a hierarchy of roads to adequately serve a predominantly automobile oriented population.
- 26.2.2. Adequate and appropriate building setbacks from all roads shall be established in the Township Zoning By-law.
- 26.2.3. No new development on vacant lots, or the creation of new lots, shall be permitted if the land does not front on an existing public road which is maintained year around and is of a reasonable standard of construction as may be defined by the Township.
- 26.2.4. A road within a Registered Plan of Subdivision where a Subdivision Agreement has been entered into but the road will not be assumed until the end of the maintenance period is recognized as a road for the purposes of this Plan.
- 26.2.5. **The County of Simcoe has requirements for development along County Roads relating to building and structure setbacks, access, road widening and sight triangles. These requirements shall apply to development in the Township of Springwater. [Mod. #64 - Jan.28/98]**

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26.3. Provincial Highways

- 26.3.1. This classification applies to roadways under the jurisdiction of the Ministry of Transportation.
- 26.3.2. Provincial highways should have as few access points as possible in order to permit traffic to move quickly and safely between centres. All such access points will be designed to provide optimum safety and minimum traffic congestion. Combined access from municipal service roads and adjoining minor Township roads should be encouraged as alternatives to private access to Provincial highways.
- 26.3.3. It is the intention of this Plan that major traffic volumes be directed to Provincial highways as much as possible. The Township may encourage the improvement of Provincial highways in the Township in order to fulfill this role.
- 26.3.4. Provincial guidelines recognize potential noise impact created by road facilities and may require certain developments to control the effects. The Township shall require the development of land effected by noise from Highway 400 to comply with Provincial requirements effecting noise.
- 26.3.5. Section 24, Special Policy Areas, contains policies relating to roads not currently owned or maintained by the Township and should be referred to.

26.4. Arterial Roads

- 26.4.1. Arterial roads are intended to be major transportation routes carrying significant volumes of through or local traffic. For the purposes of this Plan, **County Roads 6, 27, 90, 92, Penetanguishene Road (County Road 93) [OPA #3 - Sept.29/99]** Forbes Road (County Road 11), South Orr Lake Road (County Road 19), Horseshoe Valley Road West (County Road 22), George Johnston Road (County Road 28), Crossland Road (County Road 29), Sunnidale Road (County Road 40), Snow Valley Road (County Road 43), St. Vincent Street, Doran Road, Finlay Mill Road, Anne Street North, Wilson Drive, **Ferndale Drive.[Added by OMB Order #2575 - Wismer Appeal]** Russell Road between Doran Road and Forbes Road, Forbes Road east of Russell Road, Carson Road between **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** and Wilson Drive, Flos Road Four West and East and Wattie Road, Yonge Street North and South and Queen Street East and West in Elmvale, and Mill Street East and West in Hillsdale are designated as arterial roads.
- 26.4.2. Direct access to abutting properties shall be restricted wherever possible. In the case of abutting commercial properties, access by means of a service road shall be encouraged. A combined access point servicing a number of properties or access from an adjoining minor Township road may be encouraged as alternatives to direct road access from all properties.

- 26.4.3. Wherever possible arterial roads shall have a minimum right-of-way width of 30 metres (98 feet) and there shall be two traffic lanes. Road widenings are needed for Anne Street North, St. Vincent Street, Wilson Drive (Barrie City limits to Highway 26) and Old Second South (Horseshoe Valley Road West south to Lot 35, Concession 2, WPR).
- 26.4.4. Improvements or extensions may be considered for Anne Street North, St. Vincent Street, Carson Road East, (**Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** to St. Vincent), Forbes/Craig Road (between **County Road 27 [OPA #3 - Sept.29/99]** and Highway 400) and Coughlin/Rainbow Valley Rd./Phelpston Road.
- 26.4.5. **Provincial guidelines recognize potential noise impact created by road facilities and may require certain adjacent developments to implement attenuation measures. The Township shall normally require all proposed residential development within 30 metres of an arterial road to prepare a noise assessment to implement attenuation measures if required. [Mod. # 65 - Jan.28/98]**

26.5. Collector Roads

- 26.5.1. Collector roads are intended to collect traffic from individual local roads and direct traffic to arterial roads or Provincial highways. Collector roads for the purpose of this Plan shall consist of Gill Road, Belmont Crescent, St. Vincent Street between Wattie Road and Belmont Crescent, Coughlin Road and Phelpston Road and Seadon Sideroad between George Johnston Road and Wilson Drive. **[amended by OPA #13, OMB approved Jan. 27/03]**
- 26.5.2. Access to collector roads should be carefully considered and where appropriate, due to traffic or other local conditions the reversal of lots, the use of combined access points and the development of service roads may be encouraged.
- 26.5.3. Collector roads generally shall have a minimum right-of-way width of 20 metres (66 feet) to 25 metres (82 feet) and shall have two traffic lanes.

26.6. Local Roads

- 26.6.1. The remainder of the roads in the Township are hereby classified as local roads designed primarily to provide access to abutting properties.
- 26.6.2. Local roads generally shall have a minimum right-of-way width of 20 metres (66 feet) and there shall be two traffic lanes.

26.7. Road and Bridge Improvements

- 26.7.1. It is intended that, as traffic conditions warrant, improvements in the form of jog eliminations, regulation of turning movements, proper signaling, installation of traffic signs, marking of traffic lanes and channelization construction will be undertaken as required during the planning period.
- 26.7.2. Where there is an existing or an anticipated future need for municipal road widening, extension and/or intersection improvement, appropriate lands shall be obtained.
- 26.7.3. Where an intersection is improved the improvements shall be designed to favour traffic on the arterial road. An exception to this policy would occur where there is an intersection of an arterial road with a Provincial highway in which case the highway traffic would be favoured.
- 26.7.4. It is intended that, as traffic conditions warrant, improvements shall be made to any bridges requiring upgrading and that these improvements will be designed to serve the ultimate proposed road allowance.

26.8. Railways

- 26.8.1. Intensive development, particularly residential development, should generally be directed away from locating adjacent to any rail line.
- 26.8.2. Where development does occur in the vicinity of a railway line, adequate provisions for screening, fencing, setbacks and/or other landscaping measures as they relate to public safety and noise and vibration abatement shall be incorporated into a site specific development agreement to the satisfaction of those agencies having jurisdiction.
- 26.8.3. All proposed development within 300 metres (984 feet) of a railway right-of-way may be required to undertake noise studies, to the satisfaction of the Township and the Ministry of Environment and Energy or that government agency having jurisdiction in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any anticipated noise impact.
- 26.8.4. All proposed development within 75 metres (246 feet) of a railway right-of-way may be required to undertake vibration studies, to the satisfaction of the Township and the Ministry of Environment and Energy or that government agency having jurisdiction in consultation with the appropriate railway and shall undertake appropriate measures to mitigate any anticipated adverse effects from vibration.
- 26.8.5. No access point should be permitted onto a road in the immediate vicinity of a rail crossing.

26.9. Special Urban Settlement Area Policies

26.9.1. Midhurst

- 26.9.1.1. It is a policy of this Plan to reduce through traffic as much as possible, to direct the majority of traffic to a few main routes and to avoid the development of large traffic volumes on local residential streets. Ultimately alternative transportation linkages as discussed previously within the Midhurst Planning Concept subsection should be provided.
- 26.9.1.2. **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** carries large volumes of traffic and it is a policy of this Plan that its role as a major transportation artery shall be protected.
- 26.9.1.3. **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** has been designated as a limited access highway. This designation will not permit any new non residential access points onto the highway within the area shown on Schedule "A-8". All new non residential developments shall only be permitted if access can be obtained from side streets, existing commercial accesses or through the development of service roads or other means of access approved by the appropriate government agency having jurisdiction.
- 26.9.1.4. Accesses to side streets shall be developed in compliance with all relevant Township specifications.
- 26.9.1.5. Provincial guidelines recognize the potential noise effects created by road facilities and may require developments to control these effects. The Township shall require the development of land effected by noise from **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** to comply with the appropriate requirements regarding noise attenuation.
- 26.9.1.6. Snow Valley Road is recognized as an "arterial" road. Access shall be limited and the reversal of lots, the use of combined access points and the development of service roads will be encouraged. Direct access to the roads shall be discouraged whenever possible. This road shall be developed to an ultimate right-of-way width through the area identified on Schedule "A-8" of 30 metres (98 feet).
- 26.9.1.7. The conceptual road plan as shown on Schedule "A-8", south of Snow Valley Road, is intended to indicate the general configuration of future roads in this area. Variations on this road pattern will be permitted without an Official Plan Amendment provided the following general principles are maintained:

- a) Direct road access is provided to all properties fronting on **Bayfield Street North (Highway 26) [OPA #3 - Sept.29/99]** which require such access; and
- b) No direct route is provided between the highway and Snow Valley Road.
- c) Road developed in accordance with the conceptual road plan shall have a minimum width of 26 metres (85 feet) and shall be developed to industrial road standards.
- d) The Glen Echo Drive/Currie Drive intersection with **Bayfield Street North (Highway 26) [OPA #3 - Sept. 29/99]** has been developed into a four way intersection as shown on Schedule "A-8". Appropriate intersection improvements such as turning lanes and traffic signals shall be provided as warranted by traffic volumes.
- e) Parties proposing development in or near the community may be required to undertake studies to determine the traffic volumes generated by their development proposal and the transportation improvements necessitated by these increased traffic volumes.

26.9.2. Snow Valley Settlement Area

26.9.2.1. Prior to any development of Subwatershed A Phase 1a of the Snow Valley Settlement Area **[OPA #13 OMB approved Jan. 27/03]**, the Developer shall enter into agreement(s) for the completion of the following road improvements.

- a) The placement of hot mix asphalt on Seadon Sideroad between the westerly limit of the institutional land use area (immediately west of Barrie Hill Road/unopened Concession Road Nine allowance) and County Road 28 (George Johnston Road);
- b) The construction of a hard surface sidewalk along the north side of Seadon Sideroad between the westerly institutional land use area and Barrie Hill Road;
- c) The construction of Seadon Sideroad, to Township Standards, between the easterly institutional land use area and Barrie Hill Road;
- d) The construction of Seadon Sideroad, to Township Standards, between Barrie Hill Road and the east limit of Phase 1a.

26.9.2.2. Prior to any development of Subwatershed A Phase 2a of the Snow Valley Settlement Area, the Developer shall enter into agreement(s) for the completion of the following road improvements:

- a) The placement of hot mix asphalt on the existing 350 +/- metres of Vespra Valley Road.

26.9.2.3. Prior to any development of Subwatershed B Phase 1b of the Snow Valley Settlement Area, the Developer shall enter into agreement(s) for the completion of the following road improvements:

- a) The placement of hot mix asphalt on the existing 350 +/- metres of George Parkway.

26.9.2.4. Prior to any development of Subwatershed B Phase 2b of the Snow Valley Settlement Area, the Developer shall enter into agreement(s) for the completion of the following road improvements:

- a) The construction of Seadon Sideroad, to Township Standards, between the easterly limit of Phase 1a (Subwatershed A) and Wilson Drive.

Notwithstanding Section 26.9.2.4, the creation of ten (10) residential lots in development area No. 13 located in Subwatershed B is permitted with the construction of Seadon Road between the easterly limit of Phase 1a (Subwatershed A) and easterly approximately 406 metres towards the intersection of Concession Road 8. **[OPA No. 32]**

26.9.2.5. Prior to any development of Subwatershed B Phase 3b of the Snow Valley Settlement Area, the Developer shall enter into agreement(s) for the completion of the following road improvements:

- a) The repair of existing granular base and the placement of hot mix asphalt on the existing 300 +/- metres of gravel portion of Dobson Road.

26.9.2.6. Seadon Sideroad between County Road 28 and Wilson Drive shall be designated as a Collector Road and shall have a 23 metre right-of-way width.

26.9.2.7. Roads proposed to cross watercourses shall require the approval of the Township, the Nottawasaga Valley Conservation Authority, the Ministry of Natural Resources and any other authority having jurisdiction prior to the commencement of any construction.

26.9.2.8. Agreements required pursuant to Sections 26.9.2.1 to 26.9.2.7 above shall be consistent with Appendix C, Volume I of the Snow Valley Secondary Plan Master Servicing Report, dated January, 2002.

26.9.2.9. Prior to any development north of County Road 43 (Snow Valley Road), the intersection of County Road 28 (George Johnston Road) and County Road 43 (Snow Valley Road) shall be re-aligned and improved.

Subwatershed A

a) Prior to any development proceeding within Phase 1a the following improvements shall be addressed through a Traffic Impact Study and agreements entered into for completion of the road improvements for:

The intersection of County Road 28 (George Johnston Road) and Seadon Sideroad.

b) Prior to Phase 2a proceeding a Traffic Impact Study shall be completed for any proposed access to County Road 43 (Snow Valley Road) and agreements entered into for completion of the intersection improvements.

26.9.2.10. Subwatershed B

a) Prior to Phase 1b proceeding a Traffic Impact Study shall be required for any proposed access to County Road 43 (Snow Valley Road) and agreements entered into for completion of the intersection improvements.

b) Prior to Phase 2b of Subwatershed B proceeding road improvements for the north and south intersections of Wilson Drive (Concession 7 Road) and County Road 43 (Snow Valley Road) shall be undertaken.

Notwithstanding Section 26.9.2.10b), the creation of ten (10) residential lots is permitted. **[OPA No. 32]**

All other policies of OPA No. 13 to the Township of Springwater Official Plan shall apply.

c) Prior to Phase 3b proceeding a Traffic Impact Study is to be completed and agreements entered into for completion of the intersection improvements for:

Dobson Road and County Road 40 (Sunnidale Road).

- d) Prior to Phase 4b proceeding a Traffic Impact Study is to be completed for any proposed access to County Road 43 (Snow Valley Road) and agreements entered into for completion of the intersection improvements.

Springwater Official Plan

Section 27 – Heritage Policies

27.1. Introduction

- 27.1.1. The maintenance of the Municipality’s cultural heritage resources will contribute to the preservation of the Township’s character by balancing the potential impact of new development and redevelopment, with the integrity of existing heritage resources. Consequently, it is the intent of the Plan that the Township’s cultural heritage resources be conserved, preserved *and maintained* wherever possible and that all development *shall* occur in a manner which respects the Township’s physical cultural heritage. The cultural heritage resources of the Township generally include, but are not limited to archaeological sites of historic and prehistoric origins including cemeteries and unmarked burials; buildings and structural remains of historical and architectural value; rural, village and urban areas of development which are of historic and scenic interest; identified heritage districts and cultural heritage landscapes. The specific objectives of this policy are the following: **[Modified by OMB Sept. 23/09]**
- 27.1.1.1. To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
- 27.1.1.2. To encourage development which is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
- 27.1.1.3. **That Council will consult and seek the advice of the Heritage Committee when making decisions regarding the conservation of cultural heritage in the Township. It is recognized that most of the aboriginal sites in the municipality relate to the Wendat Nation and organizations representing the descendents of the historic Wendat Nation have a right to be consulted on development decisions relating to those sites. The Township will develop a protocol with the representatives of these organizations to provide for giving notice, receiving comment, and dealing with issues arising in these matters. [Modified by OMB Sept. 23/09]**
- 27.1.1.4. To encourage and foster public awareness, participation and involvement in the preservation, improvement, **maintenance** and utilization of cultural heritage resources. **[Modified by OMB Sept. 23/09]**
- 27.1.1.5. To **create and maintain** a heritage resource information base, resulting in comprehensive heritage site inventories *and registers* and heritage master plans. **[Modified by OMB Sept. 23/09]**

27.2. Policies

27.2.1. A **Heritage** Committee (LACAC) may be established pursuant to the Ontario Heritage Act or any successory legislation to advise and assist Council in all matters related to cultural heritage resource conservation, including matters related to Parts IV and V of the Act or the appropriate successor legislation. The goals and objectives of the Committee **shall** include the need to consider cultural heritage resources throughout the Township. **The Heritage Committee** or any other committee **shall** prepare, publish, maintain and monitor an inventory or **register** of cultural heritage resources; undertake public awareness programs; advise and assist Council with respect to the implementation of the provisions of this section; and participate in duties and responsibilities specified in Schedule 'A' of By-law #96-025 or its successors. In particular the Committee *shall*: **[Modified by OMB Sept. 23/09]**

27.2.1.1. Be prepared to consider and advise on the **preservation, conservation and maintenance** of cultural heritage resources throughout the Township. **[Modified by OMB Sept. 23/09]**

27.2.1.2. Adhere to the Ontario Heritage Act or any successor legislation; as well as guidelines and procedures which may be established by the Ministry of Citizenship, Culture and Recreation *and* other guidelines as may be endorsed by Council. **[Modified by OMB Sept. 23/09]**

27.2.1.3. Be prepared to act in a review and advisory capacity during the development planning process to assist in the accomplishment of the heritage conservation goals and objectives outlined in this plan.

27.2.1.4. Advise Council on measures which may enhance public appreciation of cultural heritage features including the undertaking of studies, surveys or other methods to formulate and implement plans and programs that promote public awareness and conservation of the Township's cultural heritage resources.

27.2.2. Heritage Designation Policy

27.2.2.1. Pursuant to the Ontario Heritage Act, and in consultation with the **Heritage Committee** Council may, by by-law: **[Modified by OMB Sept. 23/09]**

- a) Designate properties to be of historic and/or architectural value or interest.
- b) Define the Township, or any area or areas within the Township as an area to be examined for designation as a heritage conservation district.

- c) Designate the Township, or any area or areas within the Township, as a heritage conservation district.
- 27.2.2.2. The identification of the Township's cultural heritage resources will comprise an important component of the preservation process. Council **shall** direct and cause to be prepared and published, an inventory or register of identified significant resources including buildings, structures, monuments or artifacts of historical and/or prehistoric value or interest and areas of unique, rare or effective urban composition, streetscape, landscape or archaeological value or interest. The listed resources will be described, documented and evaluated according to an established heritage resource evaluation criteria formulated by **the Heritage Committee** and adopted by Council. **[Modified by OMB Sept. 23/09]**
- 27.2.2.3. To assist in the preparation of the inventory **or register** and in the future identification of other cultural heritage resources, Council **shall** encourage both the public and private sectors including ministries, agencies, heritage consultants, and development proponents, to undertake analysis and/or surveys to identify sites of archaeological, **historical and architectural** significance. **[Modified by OMB Sept. 23/09]**
- 27.2.2.4. Council recognizes that there *are* archaeological *remains* of prehistoric and early historic habitation as well as *areas of* archaeological potential areas within the Township. Council may require an archaeological survey, impact assessment, preservation or rescue excavation of significant archaeological resources and areas having archaeological potential which might be affected in any future development, in co-operation with the Ministry of Citizenship, Culture and Recreation or the appropriate government agencies having jurisdiction. **[Modified by OMB Sept. 23/09]**
- 27.2.2.5. All archaeological impact assessments and impact mitigation reports are to be undertaken by archaeologists licensed under the Ontario Heritage Act, in compliance to guidelines set out by the Ministry of Citizenship, Culture and Recreation or the appropriate government agency having jurisdiction,
- 27.2.2.6. Council may adopt by-laws under the Ontario Land Use Planning and Protection Act, or any successor legislation, for prohibiting any land use activities on a site which is a significant archaeological resource. In addition, there is the potential for co-operation with the Ministry of Citizenship, Culture and Recreation or the appropriate government agency having jurisdiction in conserving and designating resources of archaeological value pursuant to Part VI of the Ontario Heritage Act or any successor legislation.
- 27.2.2.7. When inventoried or designated built heritage properties, features and districts are affected by development proposals, Council may require a heritage impact statement.

- 27.2.2.8. Council **shall** support the preparation of a Heritage Master Plan which is undertaken by specialized heritage consultants including individuals licensed under the Ontario Heritage Act or any successor legislation. The Heritage Master Plan will identify and map cultural heritage resources including known provincially registered archaeological sites, areas having archaeological potential, designated and listed heritage buildings, features, landscapes or districts. A Heritage Master Plan will also outline policies, programs and strategies to conserve significant cultural heritage resources. **[Modified by OMB Sept. 23/09]**
- 27.2.2.9. Council **shall** employ relevant legislation to encourage the preservation and enhancement of cultural heritage resources which may include the Heritage Act, the Planning Act, the Municipal Act, the Environmental Assessment Act, and the Aggregate Resources Act. **[Modified by OMB Sept. 23/09]**
- 27.2.2.10. It is the intent of this Plan to encourage the **conservation**, restoration or rehabilitation of heritage resources identified in the heritage inventory. Accordingly, Council may use available Government and non-government funding assistance programs and may pass by-laws providing for the making of grants or loans for the purpose of paying for the whole or any part of the cost of the alteration of such resources, on such terms and conditions as Council may prescribe, where such alteration will serve to protect or enhance the heritage characteristics of the resource. Financial assistance may be facilitated through the establishment of a Heritage Trust Fund and public and private donations. **[Modified by OMB Sept. 23/09]**
- 27.2.2.11. Council **shall** investigate and **where appropriate allow** various methods to provide incentives. Incentives may include, but not be limited to increased density provisions. Site Plan Control provisions and relief from parking requirements pursuant to the Planning Act. **[Modified by OMB Sept. 23/09]**
- 27.2.2.12. In the heritage designation of real property under the current Parts IV and V of the Ontario Heritage Act, **the Heritage Committee** and Council will ensure that landowners are consulted and informed about all aspects of heritage conservation measures which may affect the subject property or buildings. **Consent of the owners shall not be a condition of designation.** **[Modified by OMB Sept. 23/09]**
- 27.2.2.13. To give effect to these policies, Council may institute a procedure for demolition review; and may consider heritage easement agreements **and heritage trust donations to ensure long term preservation of heritage resources.** **[Modified by OMB Sept. 23/09]**

- 27.2.2.14. In regard to major public works and any significant heritage properties under municipal ownership or stewardship, Council will have regard to these heritage policies in this Official Plan.
- 27.2.2.15. *Council may enter into agreements with qualified archaeological and built heritage consultants, to provide for comment on development applications and on impact assessments and impact mitigation reports, to ensure uniformity of approach and to ensure that there is adequate peer review. [Modified by OMB Sept. 23/09]***

Springwater Official Plan

Section 28 – Consent Policies

[This entire section was appealed by Mayer and withdrawn on Apr. 7/98]

28.1. Objectives

- 28.1.1. To provide policies for the Committee of Adjustment who shall be guided by the general intent and specific policies of this Plan and the regulations of the implementing Zoning By-law in considering applications for the severance of land pursuant to the Planning Act.
- 28.1.2. To restrict the number of severances in the Township by permitting only those severances which conform with the policies of this Section, all other policies of this Plan and the provisions of the Planning Act.

28.2. Policies

- 28.2.1. For the purposes of this Plan, severances shall be classified as either farm-related or non-farm severances and the granting of severances shall be subject to the policies contained in this Section.
- 28.2.2. In general the Committee of Adjustment, when considering an application for consent, shall have regard for all other applicable policies of this Official Plan and the following criteria.
 - 28.2.2.1. The land use policies in this Official Plan shall be followed when considering severance applications in order to ensure satisfactory compatibility between the proposed land use and existing land uses.
 - 28.2.2.2. Scattered development throughout the Township shall be discouraged wherever possible.
 - 28.2.2.3. Ribbon or strip development shall be prevented. This shall not include infilling situations as described in Section 28.6.
 - 28.2.2.4. Direct access from arterial and collector roads shall be restricted and lots should, wherever possible, have access only from local roads.
 - 28.2.2.5. A consent may be granted only when it has been established that soil and drainage conditions are suitable to permit the proper siting of the buildings, and to permit the installation of an adequate means of sewage disposal, where necessary.

- 28.2.2.6. A consent shall not be given if the land does not front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.
- 28.2.2.7. A consent shall not be given if the result of the consent is to land lock adjacent property so that the adjacent property will no longer front on an existing public road which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.
- 28.2.2.8. A consent shall not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades.
- 28.2.2.9. A municipal report shall be obtained regarding the suitability of the proposed driveway, access to the property and the ability of the Township to provide reasonable access to the property at all times of the year.
- 28.2.2.10. The size of any parcel of land created by such consent shall be appropriate for the use proposed and in no case shall any parcel be created which does not conform to the provisions of the implementing Zoning By-law. The size of any lot created by consent should be consistent with lot sizes in the vicinity of said lot unless other agencies or regulations require a larger lot size.
- 28.2.2.11. A consent shall not be granted for a parcel of land which is subject to flooding or erosion, or other physical hazards, when the intended use of the parcel which is subject to the above noted hazards is for the erection of a permanent building. This policy does not apply in the case of buildings or structures used for the purpose of flood or erosion control.
- 28.2.2.12. The use for which the lot is proposed shall be in conformity with the policies of this Plan.
- 28.2.2.13. Good agricultural land shall be preserved for agricultural purposes in accordance with the relevant policies of this plan.
- 28.2.2.14. Consents to sever individual parcels of land shall only be granted if it is apparent that no development could result which would lead to significant expense by the Township for additional public works and that the cost of the provision/installation of all required services are borne by the owner and/or developer.
- 28.2.2.15. All severance applications shall be circulated to Council or its designate, relevant local agencies, Township departments for comment and to those land owners within a distance of the subject property as specified by Council in the appropriate by-law.

- 28.2.2.16. Consents in areas where the extension of services would be required, may be granted only with the approval of the authority providing this service.
- 28.2.3. Consents may be granted for public uses or public utility uses as permitted in accordance with the relevant policies of this Plan. Wherever possible the development of any public use or public utility shall be located so that the impact of such a use on productive or potentially productive agricultural land shall be minimized and that the consumption or sterilization of productive or potentially productive agricultural land shall be restricted as much as possible.
- 28.2.4. Where a parcel of land had more than one dwelling in existence in the former Township of Vespra on August 31, 1983, in the former Township of Flos on May 31, 1976, and in the former Township of Medonte on February 8, 1980, the severance of the parcel of land for each additional dwelling may be allowed subject to all other pertinent policies of this Plan. No severance shall be allowed from a parcel of land where additional dwellings were constructed after these dates.
- 28.2.5. Approval by the Committee of Adjustment for applications for consent, which are intended to create more than five residential lots, shall be subject to the successful preparation of a Stormwater Management (SWM) Report. The SWM Report shall be prepared in concert with the policies of Section 23 of this Plan to the satisfaction of the Township, Conservation Authority or the appropriate government agency having jurisdiction.

28.3. Provincial Minimum Distance Separation

- 28.3.1. The **Provincial Minimum Distance Separation [Mod. #66 - Jan.28/98]** shall be used as a guide for the control of intensive agricultural uses and for the control of land development and severances in the vicinity of intensive agricultural operations. **[Appealed by French and withdrawn on Sept.18/98]**
- 28.3.2. Applications for severance for any intensive agricultural operation shall conform to the minimum separation requirements of the **Provincial Minimum Distance Separation. [Mod. #66 - Jan.28/98][Appealed by French and withdrawn on Sept.18/98]**
- 28.3.3. In addition to the above, consideration shall be given to the proximity of the proposed residential consents to any adjoining or nearby agricultural crop or pasture lands. A minimum separation distance of 150 metres (490 feet) shall be required between the crop or pasture lands and the proposed residential lot. Where the current method of fertilization of the adjacent farmlands involves animal waste, the distance separation shall be

increased to 305 metres (1000 feet). Consideration may be given to the relocation of the proposed new building lot to an alternate location where any interaction between the two noted uses would be minimized. No consent for a new residential building lot may be permitted either within the separation distance derived under the **Provincial Minimum Distance Separation [Mod. #66 - Jan.28/98]** or within 305 metres (1000 feet) whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen or similar use. The distance separation requirements shall also apply in regard to farm related structures such as corn driers, where due to noise, dust, odour or hours of operation, it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop. Careful consideration shall also be given to any future development or redevelopment plans of any adjacent agricultural uses involving livestock, and where it can be reasonably demonstrated that such development is probable, the distance separation requirements shall be applied from the area where the proposed agricultural use is to be located.

[Section 28.4 was replaced by OPA No. 39 by OMB on Nov. 4, 2009]

28.4. Farm Related Severances

- 28.4.1. Farm related severances are those occurring in areas designated as "Agricultural" or otherwise identified as having good agricultural land by the policies of this Official Plan. The policies in this subsection apply to such severances in addition to the general policies and objectives of this section. For the purposes of this section, good agricultural land means prime agricultural land as defined in the PPS 2005.
- 28.4.2. The following policies and procedures apply to an application for a consent to sever a surplus farm dwelling. A bona fide farmer living in the Township or within close proximity to the Township, may have enlarged, or be in the course of enlarging, his farm holdings by acquiring additional farm land which may include a farm dwelling or dwellings surplus to the need of the farmer. The farmer may be allowed consent to sever the surplus farm dwelling or dwellings if the policies and requirements of this subsection are met.
- 28.4.2.1. The minimum lot size for the severed surplus farm dwelling property shall be 0.4 hectares (1 acre).
- 28.4.2.2. The maximum lot size for the severed surplus farm dwelling property shall be 2 hectares (4.9 acres).
- 28.4.2.3. In cases of a farm dwelling made surplus as a result of consolidating farm parcels that do not abut, applications for severance of the surplus dwelling shall comply with the following conditions:

- a) The owner and operator of the proposed consolidated farm owns land which he is actively farming and his holding and home farm are within a reasonable distance from the farm to be consolidated, and, generally, has a minimum area of 35 hectares (86 acres);
- b) The farm lands to be retained in the proposed severance consent application (which shall be adjoining the severed surplus farm house) shall generally be not less than 35 hectares (86 acres). However, in the case of farms in Concession 11 of the former Township of Flos, the farm lands to be retained may be as small as 30 hectares;
- c) The area occupied by the residential unit and accessory buildings, as may be the case, shall remain in an agricultural zone as shown in the implementing Zoning By-law. A requirement for a zoning by-law amendment may be imposed so as to permit the size of existing accessory buildings, but which may restrict their use from the keeping of livestock.
- d) The balance of the acquired farm holding shall be placed in a separate agricultural zone in the implementing Zoning By-law. The separate agricultural zone shall limit the use of the land to agricultural and conservation uses only. Accessory buildings, excluding any residential uses, may be allowed within this separate agricultural zone.

28.4.2.4. Where a consent to sever for a farm consolidation/surplus dwelling application is approved and conditions are imposed restricting/prohibiting residential uses on the retained lands, the Township shall not require payment of cash in lieu of parkland as a condition of such severance.

28.4.2.5. With respect to Section 28.3 (Provincial Minimum Distance Separations):

- a) Those guidelines shall be applied to the separation between the surplus farm dwelling and the farm buildings where it is proposed that the farm buildings be retained by the applicant farmer on the farm lands (the retained lands). In such a case, it is recognized that the configuration of most farm properties in the municipality is such that it will rarely be possible to meet those guidelines, in which event the application should be refused.
- b) Those guidelines shall not be applied to the separation between the surplus farm dwelling and the farm buildings on lands other than the subject lands (the severed lot and the retained lot), as the surplus farm dwelling is an existing use. Similarly, those guidelines shall not

be applied to the separation between the farm' buildings on the retained lands and existing farm dwellings on lands other than the severed land, as the buildings are all existing uses.

Explanatory Note: The MDS guidelines do not apply to the separation between the surplus farm dwelling and the former agricultural buildings where it is proposed that the former agricultural buildings remain with the surplus farm dwelling on the severed lot as such buildings are on the same property.

- 28.4.2.6. It is the policy of the municipality to encourage the preservation of the stock of existing rural housing, to encourage the preservation of rural houses and farm buildings that may be of historical or architectural significance and to preserve the traditional rural landscape and the farmscapes which are an integral part of it. It is not the policy of the Township to require the destruction or demolition of existing farm buildings as a condition of granting severances related to farm consolidation and/or surplus farm dwellings.

However, if it is shown that there are concerns relating to health and safety in connection with any building on the subject lands, the committee of adjustment may draw the attention of the Chief Building Official to the building.

Furthermore, this policy shall not be interpreted by any tribunal or court of competent jurisdiction to affect, constrain, impose upon, etc. the Chief Building Official's discretion to issue orders under the Building Code Act concerning unsafe buildings and/or to order demolition of such buildings pursuant to the Building Code Act.

28.5. Minimum Lot Size – Farm Related Severances

- 28.5.1. Any new agricultural use or farm unit other than intensive or certain specialized agricultural uses shall have an approximate minimum lot size of 35 hectares (86 acres).
- 28.5.2. Intensive or other specialized agricultural operations such as market gardening, and nurseries may be permitted on lots of less than 35 hectares (86 acres), but the creation of new lots for such purposes shall not be permitted. The implementing Zoning By-law shall establish minimum lot sizes for such permitted uses.
- 28.5.3. Severances in designations other than Agricultural and Rural may be permitted subject to the relevant policies of this plan and the requirements of the implementing Zoning By-Law.

28.5.4. Consents in urban settlement areas as defined in the Official Plan are permitted provided that the following criteria are met:

28.5.4.1. Where applicable, municipal water and sewer capacity is available;

28.5.4.2. Any extension and/or improvements to public services required to service the lot to be conveyed and/or upgrade services to the retained lot shall be wholly the responsibility of the landowner;

28.5.4.3. The consent constitutes infilling as defined herein.

28.6. Rural Consents

28.6.1. There are minor concentrations of housing resulting from severances and small plans of subdivision granted over the past several decades located in various areas of the Township. The policies of this section are limited to these existing residential areas found within the Rural designation on the Land Use Schedules. Consents may be granted in these areas provided that they meet all the following criteria defining a “cluster”.

28.6.1.1. Existing dwelling units which are found on an open public road maintained year round as determined by the Township.

28.6.1.2. The existing residential land pattern comprises small parcel sizes that maintain a tight compact form which shall not be elongated or compromised by any new consent proposal which would create strip or ribbon development.

28.6.1.3. Consents for infilling purposes within a cluster shall only occur where two existing residentially used lots on the same side of the road are found within a maximum of 75 metres (246 feet). A residential lot is defined as a parcel containing a dwelling and having an area no larger than a hectare.

28.6.1.4. Where there is more residential development, consistent with 1.1, 1.2 and 1.3 above, on one side of the road than the other, no further consents shall be permitted on the ends of the strip development which would further elongate the development; however, additional development of new lots on the other side of the road may be considered. This policy is not intended to permit the mirror development of extensive existing residential lots where on the opposite side of the road the land is vacant or occupied by only one or two residential uses. It is intended that the additional development of new lots on the opposite side of the road is only to square off the cluster as long as a compact community form is maintained or enhanced. Furthermore it is intended that the primary employment of this policy will be in conjunction with the squaring off of existing development at road intersections. In the absence of an intersection, yet where compact

abutting development exists on the opposite side of the road, any additional development permitted by this policy must represent the extension of existing development and not be development of a leap frog nature, be limited to no more than 5 lots in any geographic location and will be deemed to represent the ultimate extension of development at this location. It is envisioned that any new development which may occur under this policy would not exceed the creation of more than 5 lots. Notwithstanding any other policies of this Plan to the contrary, development of this nature may or may not occur in conjunction with areas designated Rural Residential.

28.7. Boundary Adjustments

- 28.7.1. Consents may be granted for technical or legal reasons which may include boundary adjustments where one land owner is deeding part of his property to an adjacent land owner, not resulting in the creation of a separate lot, provided that boundary adjustments which are not merely for the purposes of correcting title deficiencies or errors shall be governed by the following policies.
 - 28.7.1.1. The area and frontage of the land remaining in the land holding from which the property is being transferred shall comply with the minimum and maximum area and frontage requirements of the Zoning By-law; and
 - 28.7.1.2. The area and frontage of the land holding proposed to be created shall comply with the minimum and maximum area and frontage requirements of the Zoning By-law provided however, where the requirements set out in Sections 28.7.1 and 28.7.1.1, or both of them, are not met by the application, the consent may nevertheless be given where it is determined that the effect of the severance is to promote the policies of the Official Plan and to bring the area and/or the frontage of the land holding proposed to be created closer to compliance with the minimum and maximum area and frontage requirements of the Zoning By-law.

Springwater Official Plan

Section 29 – Implementation

29.1. General

29.1.1. This Plan may be implemented by a number of means including:

Zoning By-law;
Plans of Subdivision;
Development Agreements;
Public Works;
Site Plan Agreements; and
Condominium Agreements.

29.1.2. The implementation of this Plan through the above means may also be augmented and supported by a number of means including:

Growth Management Strategy
Official Plan Background Report
Environmental Management Plans
Minimum Distance Separation Formula
Watershed Plans [Mod. #67 - Jan.28/98][OMB Order #2575]

29.2. Zoning By-law

29.2.1. The existing Zoning By-laws shall be reviewed and if necessary, new by-laws shall be prepared and passed by Council to establish:

29.2.1.1. Suitable land use zones to permit the types of development provided for by this Plan;

29.2.1.2. Site development standards appropriate to each type of development; and

29.2.1.3. Other development regulations as required to meet the intent of this Plan.

29.2.2. It is not intended that all lands be zoned at the outset for the uses indicated on Schedule “A”, or any other land use schedule to the Official Plan, but rather the by-law will recognize existing uses and be of a restrictive nature. Applications for re-zoning will be considered on an individual basis in order to achieve the objectives of this plan.

29.2.3. The Planning Act provides for the use of the holdings symbol “H” (or “h”) in conjunction with any land use zone found within the implementing Zoning By-law. The purpose of this holding symbol is to generally prevent or limit the use of land until such time as Council is satisfied that further

development may take place. The objectives and use of this symbol are set out herein.

- 29.2.3.1. The objective of the use of the holding symbol is to prevent or limit the use of land in order to achieve orderly, phased development and to ensure that the servicing and design criteria established in the Plan have been met prior to removing the holding symbol.
- 29.2.3.2. Generally, the holding symbol should be applied to undeveloped or unserviced lots or areas where development is anticipated by the designations of this Official Plan.
- 29.2.3.3. The holding symbol may be used in conjunction with any land use zone established in the implementing Zoning By-law. In conjunction with the use of this symbol, the By-law shall specify the use to which the lands, buildings or structures may be put, if any, while the holding symbol is in effect and may specify the use or uses permitted when the holding symbol is removed.
- 29.2.3.4. Where the holding symbol is used in conjunction with a Residential Zone, Council, through the By-law, may permit the development of not more than one single family dwelling on a lot existing before the passing of this By-law. Where the holding symbol is used in conjunction with other land use zones, generally no uses will be permitted while the holding symbol is in effect. Uses existing prior to the By-law may also be recognized if, in the opinion of Council, the recognition of the existing use will not hinder the long-term use of the property.
- 29.2.3.5. Prior to the removal of any holdings symbol, Council shall be satisfied, by the developer, that all conditions of any agreements have been met or will be met and that the policies of this Plan have been met or fulfilled in regard to such aspects as phasing and servicing criteria.
- 29.2.3.6. When the holding symbol is removed, the Planning Act, which normally allows for the appeal by an interested party, of a change in zoning, does not apply and no appeal process is provided for.
- 29.2.3.7. In regard to the giving of notice of Council's intention to pass an amending by-law to remove the holding symbol, such notice shall be given in the manner prescribed, and provide for a reasonable time period, prior to the passing of the By-law, for receipt of the said notice by those affected and for the provision of further information in regard to any inquiries about the By-law.
- 29.2.3.8. Where Council wishes to apply a holding symbol to an area designated by this Plan, wherein more than one type of zone classification found within the implementing By-law may eventually be applied, Council may use the

holding symbol in conjunction with a non-specific zone category. For example “CH” instead of “CI-H”. In this instance, the By-law may permit interim land uses, however, when it is intended that the holding symbol be removed and replaced by a specific zone, such a change will be subject to the formal rezoning process and to all pertinent regulations in this regard.

- 29.2.4. Council shall ensure conformity to the intent of this Plan in considering applications to amend the Zoning By-law.

29.3. Existing and Non-conforming Land Use

- 29.3.1. Nothing in this Plan shall interfere with the continuation of a land use which is legally existing at the time of the passing of this Plan.

- 29.3.2. The implementing Zoning By-Law may recognize existing uses not in conformity with the policies of the Official Plan.

- 29.3.3. Any land use existing at the date of approval of this Plan that does not conform with the land use designations as shown on the map schedules to this Official Plan or the policies related thereto, as a general rule, should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that extensions and enlargements shall be handled through the use of the Planning Act.

- 29.3.4. Any application, under the Planning Act, for the extension or enlargement of a use, which does not conform to the implementing Zoning By-law (hereinafter called a non-conforming use) and which existed at the time of passing of such By-law shall be dealt with in the following manner:

- 29.3.4.1. Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly at some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of the Planning Act. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with the policies of this Official Plan.

- 29.3.4.2. If acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the amendment of the Zoning By-law pursuant to the Planning Act and such amendment may then be passed without the necessity to amend the Official Plan providing it complies with the policies of Section 29.3.4.3 below.

29.3.4.3. Prior to making any decision on the application, the Council will refer such applications to the appropriate municipal department or committee and report on the various aspects of the matter for the information of Council. The Council, before passing such an amending By-law shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- a) That the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Zoning By-law applying to the area;
- b) That the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the implementing Zoning By-law;
- c) That an application which would affect the boundary areas of different land use designations on the Land Use Plan will only be processed under these policies, if it can be considered as a “minor adjustment” permitted under the flexibility clause of Section 29 of the Official Plan without the need for an amendment. Any major variances will require an amendment to the Official Plan;
- d) The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity. No amendment to the implementing By-law shall be passed which would significantly increase the incompatibility of the use with the surrounding area;
- e) The neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and, wherever feasible, be also extended to the established use in order to improve its compatibility with the surrounding area;
- f) That traffic and parking conditions of the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and

from the site and improvement of sight conditions especially in proximity to intersections;

- g) That adequate provisions have been, or will be made for offstreet parking and loading facilities;
- h) That applicable municipal services such as storm drainage, water supply and roads, etc. are adequate or can be made adequate.

29.3.4.4. Council will not pass an implementing Zoning By-law under the Planning Act before it is satisfied in regard to the policies contained in Section 29.3.4.3 above. It will also be the policy of the Township to notify property owners in the area, of each application for the extension or enlargement of a non-conforming use prior to a final decision on the matter in order to obtain their views and to satisfy the requirements of the Planning Act.

29.4. Subdivision Control

29.4.1. All lands in the Township are subject to subdivision control and part-lot control. The Council shall exercise the power of subdivision control and part-lot control in accordance with the powers delegated to it by the Planning Act. Old registered plans of subdivision which Council feels are inadequate, may be deemed by Council to be no longer registered under authority of the Planning Act.

29.5. Plans of Subdivision

29.5.1. It shall be the policy of Council to recommend to the approval authority for approval only those plans of subdivision which comply with the policies of the Plan and which, to the satisfaction of the Council, can be supplied with adequate services such as fire protection, water supply, sewage disposal, storm drainage facilities, and road maintenance, and which, by reason of such approval, would not adversely affect the economy of the Township.

29.5.2. Subdivision agreements may deal with all applicable aspects of development such as landscaping, parking, circulation, access, sign control and design, drainage, grading, lighting, services, staging and timing.

29.6. Public Works and Capital Works Programme

29.6.1. The implementation of the policies of this Plan which relate to municipal facilities and services will involve the township directly in the financing of such projects. The text and Schedules of this Plan outline the nature and scope of these projects which include the development of community parks and facilities, the upgrading of roads and the improvement of intersections.

29.7. Legislation Pursuant to the Municipal Act

29.7.1. It is intended that the Township shall review existing legislation pursuant to the Municipal Act governing such uses as automobile wrecking yards, waste collection, the allotment of municipal services, trailers and signs and, where necessary, amend existing by-laws or pass such new by-laws as may be required to ensure that such items and uses are properly regulated and controlled.

29.8. Committee of Adjustment

29.8.1. Applications for minor variances to the regulations of the Implementing Zoning By-law and applications for consent to convey land shall be dealt with by the Committee of Adjustment. In deciding applications for consent, the Committee of Adjustment shall implement the policies of this Plan.

29.9. Building By-law

29.9.1. The regulations of the Ontario Building Code shall govern the issuance of all building permits within the Township.

29.10. Minimum Standards of Maintenance and Occupancy By-law

29.10.1. Council may enact a by-law in regard to minimum standards of maintenance and occupancy to help maintain a reasonable standard of building and property maintenance within the planning area.

29.11. Financial Assistance

29.11.1. The Township may avail itself of any federal or provincial programs and incentives that will result in a benefit to the residents of the planning area.

29.12. Public Participation

29.12.1. The Planning Act permits a municipality to set out in its Official Plan provisions for informing and securing the views of the public and government agencies in respect to amendments to the Official Plan and implementing Zoning By-law. The provisions of the Planning Act, and the regulations passed under these sections, shall apply unless the alternative procedures outlined in this section are complied with.

29.12.2. Official Plan Amendments

29.12.2.1. With regard to an Official Plan Amendment, the following procedures shall apply:

- 29.12.2.2. Council, or a Committee of Council which has been delegated the authority, shall hold a Public Meeting with respect to an Official Plan Amendment.
- 29.12.2.3. Notice of the Public Meeting shall be given at least 20 days in advance of such a meeting in the manner and to the persons and public bodies prescribed, or such alternate procedure as set out in this section. Where more than one Notice of a Public Meeting is given, the meeting will not be held sooner than 20 days after the date of the initial notice.
- 29.12.2.4. The Notice of Public Meeting shall contain the information prescribed by Ontario Regulation and any other information deemed appropriate by Council.
- 29.12.2.5. The Notice of Public Meeting shall be given in the following manner:
- a) By personal service, first class mail or facsimile transmission to the approval authority as may be designated from time to time. In the event that the approval authority has notified the Clerk that such notice is not required, no such notice will be given.
 - b) By personal service or prepaid first class mail to the owner(s) of the land to which the proposed Official Plan Amendment applies. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes.
 - c) By personal service, prepaid first class mail or facsimile transmission to any agent representing the owner(s) of the land to which the proposed Official Plan Amendment applies. Notice will be given to the name and address or fax number as provided in the written application or written request for notice.
 - d) By personal service or prepaid first class mail to every owner of land within 120 metres of the area to which the proposed Official Amendment applies. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes. Where certain lands within the 120 metre circulation area are located within another municipality, notice will be given to the name(s) and address(es) provided by the adjacent municipality.
 - e) By personal service, prepaid first class mail or facsimile transmission to the public bodies as prescribed under Ontario Regulation, and to any other public body as deemed appropriate by Council.

- f) By personal service, prepaid first class mail or facsimile transmission to every person or public body who has given the Clerk a written request for Notice of Public Meeting for the proposed Official Plan Amendment. Notice will be given to the name and address or fax number as provided in the written request.
- g) By personal service, prepaid first class mail or facsimile transmission to any other person or owner of land as deemed appropriate by Council. Notice will be given to any such owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes. Notice to any such person will be given to the name and address provided to the Clerk.
- h) By posting in a conspicuous location in the Township Offices or such other public places as deemed appropriate by Council.
- i) Notwithstanding b) and d) in this Subsection, where the proposed Official Plan Amendment is a textual change which does not apply to a specific area and/or applies to the municipality as a whole, Notice will be given by publication in a local newspaper(s) of sufficiently general circulation in the area affected by the proposed Official Plan Amendment which would, in the opinion of the Clerk, give the public reasonable notice.
- j) The policies of Section 19, Aggregate Extractive/High Aggregate Potential Policies and Section 20, Waste Disposal Policies, should be referred to concerning additional notice requirements related to the establishment of land uses permitted under these sections.
- k) The above does not preclude additional Notice by other means as deemed appropriate by Council.

29.12.3. **Zoning By-law Amendments**

29.12.3.1. With regard to a comprehensive Zoning By-law or Zoning By-law Amendment, the following procedures shall apply:

- a) Council, or a Committee of Council which has been delegated the authority, shall hold a Public Meeting with respect to a Comprehensive Zoning By-law or an Amendment thereto.
- b) Notice of the Public Meeting shall be given at least 20 days in advance of such a meeting in the manner and to the persons and public bodies prescribed, or such alternate procedure as set out in this section. Where more than one Notice of a Public Meeting is

given, the meeting will not be held sooner than 20 days after the date of the initial notice.

- c) Notwithstanding Subsection 29.12.3.1 b) above, where a Zoning By-law Amendment is the result of a condition of a decision made by the Committee of Adjustment, and where part of the processing of the previous application involved the sending of notices in accordance with subsection 29.12.3.1 e) and the holding of a Hearing, the minimum notice period may be reduced to 14 days.
- d) The Notice of Public Meeting shall contain the information prescribed by Ontario Regulation and any other information deemed appropriate by Council.
- e) The Notice of Public Meeting shall be given in the following manner:
 - i. By personal service, first class mail or facsimile transmission to the approval authority as may be designated from time to time. In the event that the approval authority has notified the Clerk that such notice is not required, no such notice will be given.
 - ii. By personal service or prepaid first class mail to the owner(s) of the land to which the proposed Comprehensive Zoning By-law or Amendment applies. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes.
 - iii. By personal service, prepaid first class mail or facsimile transmission to any agent representing the owner(s) of the land to which a proposed Zoning By-law Amendment applies. Notice will be given to the name and address or fax number as provided in the written application or written request for notice.
 - iv. By personal service or prepaid first class mail to every owner land within 120 metres (393 feet) of the area to which the proposed Zoning By-law Amendment applies. Notice will be given to the owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes. Where certain lands within the 120 metre (393 feet) circulation area are located within another municipality, notice will be given to the name(s) and address(es) provided by the adjacent municipality.
 - v. By personal service, prepaid first class mail or facsimile transmission to the public bodies as prescribed under Ontario Regulation, and to any other public body as deemed appropriate by Council.

- vi. By personal service, prepaid first class mail or facsimile transmission to every person or public body who has given the Clerk a written request for Notice of Public Meeting for the proposed Comprehensive Zoning Bylaw or Amendment. Notice will be given to the name and address or fax number as provided in the written request.
- vii. By personal service, prepaid first class mail or facsimile transmission to any other person or owner of land as deemed appropriate by Council. Notice will be given to any such owner(s) and address(es) as provided from the Property Information database maintained by the Township for assessment, taxation or geographic information purposes. Notice to any such person will be given to the name and address provided to the Clerk.
- viii. By posting in a conspicuous location in the Township Offices or such other public places as deemed appropriate by Council.
- ix. Notwithstanding ii) and iv) in this Subsection, where a proposed Zoning By-law Amendment is a textual change which does not apply to a specific area, or a Comprehensive Zoning By-law or Amendment which applies to the municipality as a whole, Notice will be given by publication in a local newspaper(s) of sufficiently general circulation in the area affected by the proposed Comprehensive Zoning By-law or Amendment which would, in the opinion of the Clerk, give the public reasonable notice.
- x. The policies of Section 19, Aggregate Extractive/High Aggregate Potential Policies and Section 20, Waste Disposal Policies, should be referred to concerning additional notice requirements related to the establishment of land uses permitted under these sections.
- xi. The above does not preclude additional Notice by other means as deemed appropriate by Council.

29.12.3.2. Where Council, after due consideration, proposes to make changes, which in Council's opinion are of major significance or may resolve the public's concerns or where there is a need for additional information to be presented or where deemed appropriate in the public interest, may schedule a second public meeting. This public meeting shall not be held sooner than 7 days following compliance with the giving of notice. The requirements of this Section shall also apply where for reasons beyond the control of Council, a public meeting is cancelled.

29.12.3.3. No notice of public meeting will be required for an amendment which simply consolidates existing documents without affecting the policies and intent of the documents in any way, and or which delete obsolete provisions, alter the number or arrangement of any provision, punctuate or alter language to

obtain a uniform mode of expression, or correct clerical, grammatical or typographical errors.

29.13. Site Plan Control

- 29.13.1. The Planning Act permits a municipality to require, as a condition of development or redevelopment, a site plan agreement setting out the various aspects and conditions of development. The Planning Act requires that a proposed site plan control area be shown or described in the Official Plan. The land use subsections found herein identify those areas or uses subject to site plan control.
- 29.13.2. The policies relating to why such control is required, what is hoped to be achieved through its implementation and the general objective applicable to the area or land adjacent to the site plan control area are set out as follows:
 - 29.13.2.1. To protect existing adjacent uses from new development where it is likely that the new use, due to its nature, would have a detrimental impact either visually or physically on the existing use or uses;
 - 29.13.2.2. To ensure adherence to proper development standards and to encourage aesthetic design and proper landscaping;
 - 29.13.2.3. To ensure the safe and efficient movement of both vehicular and pedestrian traffic as it relates to the development and surrounding area;
 - 29.13.2.4. To ensure the conveyance of any required easements to the municipality for maintenance or improvement of drainage works, watercourse, public utilities, roadways and similar undertakings;
 - 29.13.2.5. To ensure proper grading, storm drainage and maintenance in regard to surface water and erosion and
 - 29.13.2.6. To control the placement of buildings, public utilities and related site facilities.
- 29.13.3. Where, in the Official Plan, an area is proposed as a site plan control area, Council may pass by-laws designating the whole or any part of such an area as a site plan control area.
- 29.13.4. Once such areas are established by By-law, Council may require, as a condition of development, or re-development, the entering into of an agreement between the municipality and an owner of land in this area. Such an agreement may stipulate, through the text of the agreement and/or through the use of plans and drawings, the location of all buildings and structures to be erected and show or describe the location of all works and

facilities to be provided, or any other items provided for under the Planning Act.

- 29.13.5. The areas and land uses where Council may, as a condition of development or redevelopment, require a site plan agreement are generally limited to commercial and industrial uses. Reference should be made to each section of this plan to determine whether a site plan agreement may be required and what, if any, additional objectives and requirements are applicable.
- 29.13.6. Notwithstanding the provisions of this subsection, site plan control shall not apply to all existing electric power facilities and any undertakings of Ontario Hydro, the Springwater Hydro Electric Commission or the government authority having jurisdiction which is subject to the provisions of the Environmental Assessment Act.
- 29.13.7. The Township may prepare and implement guidelines in regard to the procedure to be followed and the material required in the event that applications are made to amend either the Official Plan or the implementing Zoning By-law. Such guidelines may also set out reasonable fees to be charged so as to cover the Municipality's costs in dealing with such applications.

29.14. Temporary Use By-laws

- 29.14.1. The Planning Act, permits the passing of a By-law to authorize the temporary use of land, buildings or structures for any purpose set out in the By-law that might otherwise be prohibited. Such a by-law must describe the area affected and set an expiry date for the By-law.
- 29.14.2. In the case of a By-law authorizing the temporary use of a garden suite, the prescribed time shall not exceed ten years from the day of passing of the By-law. In all other cases, the prescribed time shall not exceed three years from the day of passing.
- 29.14.3. Council may pass subsequent By-laws granting extensions of not more than 3 years, however, once the By-law has lapsed, the use permitted by the By-law must cease and any use which continues will be viewed as an illegal use in regard to the implementing Zoning By-law.
- 29.14.4. The Council, before passing a By-law to permit a temporary use, shall be satisfied that those of the following requirements which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interest of the general public.
 - 29.14.4.1. That the proposed development or redevelopment must be consistent with the temporary nature of the proposal;

- 29.14.4.2. That the proposed use will be compatible with adjacent uses;
- 29.14.4.3. That the size of the parcel of land or building to be used is appropriate for the proposed use;
- 29.14.4.4. That services such as water, sewage disposal, roads, etc. are sufficient;
- 29.14.4.5. That items such as noise, vibration, fumes, smoke, dust, odours, lighting and traffic generating capacity be considered to ensure that the impact of any such use will not be detrimental in regard to adjacent uses or the wider community;
- 29.14.4.6. Where necessary, neighbouring uses will be protected by the provision of areas for landscaping, buffering or screening, appropriate setbacks for buildings, structures or uses, devices and measures to reduce nuisances, regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc.; and;
- 29.14.4.7. That the By-law will establish suitable regulations in regard to setbacks, lot coverage, parking and other such items as may be required either through the text of the by-law or by reference to the Township's Zoning By-law.

29.15. Increased Density Height Provision By-laws

- 29.15.1. The Planning Act permits Council to pass a By-law authorizing increases in the height and density of development otherwise permitted by By-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the By-law. Where an owner elects to provide facilities, services or matter in return for an increase in the height or density of development, the Township may require the owner to enter into one or more agreements with the Township dealing with the facilities, services or matters. Any such agreement may be registered against the title of the land.

29.16. Interim Control By-laws

- 29.16.1. The Planning Act permits the passing of a By-law to prohibit the use of land, buildings or structures within the Township or within a defined area for, or except for, such purposes as may be set out in the By-law. The purpose of such a By-law is to prevent development or redevelopment until a review or study can be undertaken in respect of the land use planning merits of any use or proposal. Such a By-law shall set an expiry date for the By-law no more than one year from the date of passing thereof.

- 29.16.2. Council may pass subsequent By-laws granting extensions to the interim control By-law period provided that the total period of time does not exceed 2 years from the date of passing of the original interim By-law.
- 29.16.3. No notice or hearing is required prior to the passing of an interim control By-law, however, the Clerk shall provide notice of the passing of the By-law in the manner prescribed in the appropriate provincial regulations.

29.17. Exemptions from Required Parking Requirements

- 29.17.1. The Planning Act permits the owner or occupant of a building to enter into an agreement with the Council of the Township, exempting the owner or occupant, as may be specified in the agreement, from the requirement of providing or maintaining parking facilities as may be otherwise required.
- 29.17.2. As a general policy, Council should strive to ensure that development or redevelopment meet the requirements of the various parking regulations found within the implementing Zoning By-law. However, where circumstances dictate, the provisions of this section may be implemented.
- 29.17.3. Notwithstanding anything to the contrary contained within this Official Plan or the implementing Zoning By-law, no amendment to the implementing Zoning By-law will be required to permit a change in the regulations governing the provision of maintaining of parking facilities where an agreement, made under this section, has been entered into. Furthermore, any changes made in regard to the regulations of the implementing Zoning By-law, through the provisions of this section, shall be deemed to be in conformity with the said implementing Zoning By-law.
- 29.17.4. An agreement entered into under this section may provide for the payment of money or alternate provisions as a consideration for the granting of the exemption and shall set forth the basis upon which such payment or alternate provision is calculated.
- 29.17.5. All monies received by the Township under an agreement entered into under this section may be paid into a special account which may be used to offset Township parking related expenses.

29.18. Monitoring

- 29.18.1. **Council may establish a program to monitor the policies of this Plan in conjunction with environmental, economic and social changes in the Township. This monitoring program, which may involve research, data collection and analysis, will measure the effectiveness of the policies within this Plan. In addition, the Township, in consultation with the County of Simcoe, adjacent municipalities, Conservation Authorities,**

Provincial Agencies and other interested groups and organizations will consider the establishment of environmental monitoring programs in order to measure the effectiveness of the environmental policies within this Plan. [Mod. #68 - Jan.28/98][OMB Order #2575]

29.19. Snow Valley [OPA #13 OMB approved Jan. 27/03]

- 29.19.1. In order to ensure that property owners contribute their proportionate share towards the provisions of major community facilities such as schools, roads and road improvements, external services and stormwater management systems, and other shared facilities or services, property owners may be required to enter into one or more agreements encompassing area specific development charges and/or cost sharing, as a condition of development of their lands, providing for the equitable distribution of the cost of the aforementioned community and common facilities and services. Council of the Township of Springwater will endeavour to ensure that these agreements are formalized prior to development taking place.
- 29.19.2. It is the policy of the Township to encourage the public acquisition of lands within and adjacent to the Minesing Swamp, as generally designated Natural Heritage (Environmental Protection) Category 1 on Schedule *A-12'. Public acquisition may occur through partnerships with local landowner groups, the Nature Conservancy of Canada, the Nottawasaga Valley Conservation Authority, non-governmental organizations, the Ministry of Natural Resources, or other such organization. The Township will not assume ownership of any lands designated Natural Heritage (Environmental Protection) Category 1 north of Snow Valley Road.
- 29.19.3. Development agreements may also establish time limits for construction in the vicinity of fish habitat in order to reduce the potential impacts.
- 29.19.4. Notwithstanding Section 22.2.2 of this Official Plan, waste water treatment facilities or communal wastewater treatment systems will not be located on lands designated for this specific use. Prior to development approval, sewage disposal systems will be located and sited to the satisfaction of the Township, Ministry of the Environment or the appropriate agency having jurisdiction. No amendment will be required to the Official Plan.

Waste water treatment facilities or communal wastewater treatment systems may be located within Urban Residential and/or Open Space land use designations provided they meet appropriate land use compatibility criteria including suitable setbacks from adjacent uses.

This exception to Section 22.2.2 of the Official Plan is based upon the physical and operational characteristics of the specific waste water treatment and disposal systems. The waste water treatment plant will

incorporate technology to produce a finished effluent that meets or exceeds current Ministry of the Environment guidelines. Treatment plants incorporating this technology produce minimal odour and noise and may be located considering minimum setbacks from adjacent land uses.

Treated (finished) effluent from the waste water treatment plant will be distributed to subsurface leaching trenches or beds. Leaching beds or trenches are located and sized to provide suitable subsurface contact area and distribution of effluent.

Further, future development is to take place in geographically defined phases. Prior to development, draft plans of subdivision and/or condominium will be approved for an entire phase. Waste water treatment plants and subsurface disposal areas will be located within plans of subdivision and/or condominium considering servicing efficiency and land use compatibility for the subject development and considering future development to be serviced by specific plants. Subsurface disposal of treated effluent from respective plants may be distributed across one or more plans of subdivision and/or condominium or development phases as required based on physical and geographical requirements.

29.20 Requirement to pre-consult

- 29.20.1 Prior to submission of an application for an Official Plan Amendment, a Zoning By-law Amendment, a Site Plan Control application and/or an application for Subdivision/Condominium approval, the person or public body requesting the amendment or approval shall submit a pre-consultation package for review by the municipality. Pre-consultation may also be required prior to the submission of an application for consent at the discretion of Township staff.
- 29.20.2 During the pre-consultation process the nature and scope of studies to be prepared in support of the application shall be identified. The studies required may include any of the following:

| | |
|--|--|
| <ul style="list-style-type: none"> • Active Transportation Report • Affordable Housing Report • Archeological Assessment • Cultural Heritage Report • Environmental Site Assessment • Environmental Impact / Natural Heritage Study • D4 Landfill Study • Economic Cost Benefit Impact Analysis • Electrical Economic Evaluation Plan • Fire Safety Plan • Fisheries Impact Study • Flooding, Erosion and Slope Stability Report • Functional Servicing Report • Geotechnical /Soil Stability Report • Growth Management Report • Heritage Impact Assessment • Hydrogeological /Hydrology Study • Illumination Study | <ul style="list-style-type: none"> • Marina or Coastal Engineering Study • Market Impact Study • Master Fire Plan • Needs/Justification Report • Noise Study • Odour /Nuisance /Dust /Vibration Study • Parking Report/Analysis • Planning Report • Shadow Analysis • Spray Analysis - Golf Courses • Stormwater Management Report • Sustainability Analysis • Traffic Impact Study • Tree Preservation Plan • Urban Design Report including Architecture and Streetscape Design • Wellhead Protection Area - Risk Assessment Report |
|--|--|

29.20.3 In addition, under unique site circumstances, the Township may require further or other reports which it determines are necessary to address such circumstances.

29.20.4 The costs associated with all required studies shall be borne by the applicant. Costs incurred by the municipality in engaging peer review consultants in order to evaluate the proposal and supporting submissions shall also be borne by the applicant. Failure to attend a pre-consultation meeting with Township staff prior to the submission of an application may result in the application being deemed 'Incomplete' by the Municipality.

Springwater Official Plan

Section 30 – Interpretation

30.1. Land Use Boundaries and Roads

30.1.1. It is intended that the boundaries of the land use classifications shown on the Land Use Schedules may be considered as approximate, except where defined by highways, arterial roads, railways, rivers or streams or other similar geographic barriers. It is also intended that the location of roads as indicated on Schedule “A” be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the Schedules.

30.2. Land Use Schedule “A”

30.2.1. Schedule “A” comprises three separate overall map schedules of the Municipality being Schedules “A1”, “A-2” and “A-3” and nine detail maps being Schedules “A-4” through “A-12”. For the purpose of this Plan, a reference to Schedule “A” is understood to be a reference to any or all of the separate Map Schedules “A-1” through “A-12”.

30.3. Land Areas, Population Estimates Etc.

30.3.1. Generally it is intended that all figures and quantities herein may be considered as approximate only and not absolute unless the context indicates otherwise. Amendments to the Plan may not be required for any reasonable variance from any of the figures set out herein where in the opinion of Council, the intent of the Official Plan is maintained.

30.4. Accessory Uses

30.4.1. Generally, wherever a use is permitted in a land-use classification, it is intended that uses, buildings or structures normally incidental to that use may also be permitted.

30.5. Buffering

30.5.1. In the land use context a buffer may be defined as a space or feature interposed between two conflicting land uses for the purpose of reducing or eliminating the adverse effect of one land use upon another. A buffer may be open space alone where distance only is relied upon to produce the desired results or it may be a berm, wall fence, plantings or a land use different from the two conflicting ones, but compatible with both. Buffering or

combinations of different types of buffering may be required as specified by the municipality.

30.6. Septic Tank Approval

30.6.1. Approval of septic tank permits is a responsibility of the appropriate agency.

30.7. Glossary of Terms

30.7.1. For the purposes of this Official Plan, the following definitions shall govern unless the context indicates otherwise. Generally and unless the context indicates otherwise, words in the plural number include the singular number and the reverse in the understanding that the implementing Zoning By-law will provide for a specific regulation in this regard. The definitions may provide a guide in the preparation of the implementing Zoning By-law.

30.7.1.1. “Accessory Use” means a use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

30.7.1.2. “Certificate of Compliance” means a document issued by the responsible authority advising that the plans for a proposed use meet all applicable codes and regulations.

30.7.1.3. “Certificate of Occupancy” means a document issued by the responsible authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all applicable municipal codes and ordinances.

30.7.1.4. “Density” means the number of families, individuals, dwelling units or housing structures per unit of land.

30.7.1.5. “Development” means the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance and any use or extension of the use of land. The division of land will occur through the Draft Plan of Subdivision, Plan of Condominium, Consent or other appropriate means permitted under the Planning Act. As a general rule where the division of land is permitted in this Official Plan through the Draft Plan of Subdivision method this also includes development by way of condominium plans.

30.7.1.6. “Pit” shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit.

- 30.7.1.7. “Portable Asphalt Plant” means a facility:
- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process;
 - b) which is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 30.7.1.8. “Public Use” means any building, structure or lot used for purposes of public service by the Township or any local board thereof or any department of the County of Simcoe or the Federal and Provincial governments, including Ontario Hydro.
- 30.7.1.9. “Quarry” shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.
- 30.7.1.10. “Substantial Development” means in regard to residential development the simultaneous creation of more than 5 residential lots.
- 30.7.1.11. “Wayside Pit or Wayside Quarry” shall mean a temporary pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

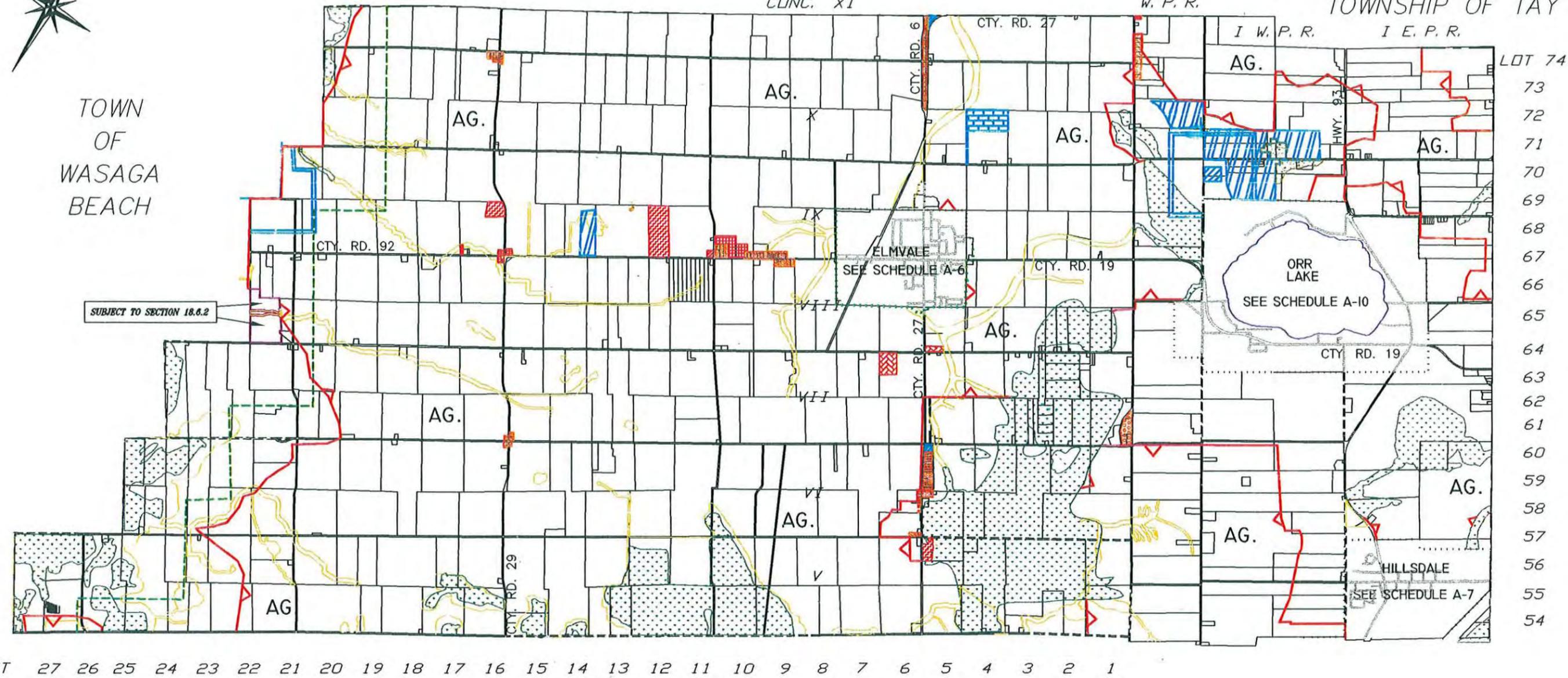


TOWNSHIP OF TINY
COND. XI

II
W. P. R.

TOWNSHIP OF TAY

TOWN OF WASAGA BEACH



SUBJECT TO SECTION 18.6.2

ELMVALE
SEE SCHEDULE A-6

ORR LAKE
SEE SCHEDULE A-10

HILLSDALE
SEE SCHEDULE A-7

Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

LOT 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



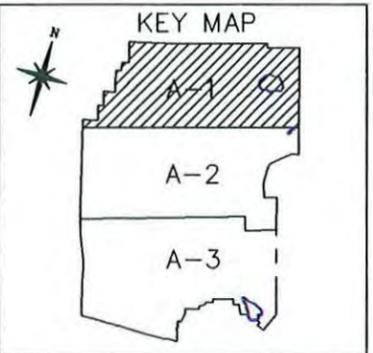
TOWNSHIP OF SPRINGWATER

SCALE: 1 : 35 000
0 200 500 1000 2000m



LEGEND

- | | | |
|--|-----------------------------------|---------------------------------------|
| RURAL | INSTITUTIONAL | INDUSTRIAL |
| RURAL RESIDENTIAL | GENERAL COMMERCIAL | BUSINESS INDUSTRIAL |
| ESTATE RESIDENTIAL | HIGHWAY COMMERCIAL | WASTE DISPOSAL SITE |
| OPEN SPACE | TOURIST / RECREATIONAL COMMERCIAL | WASTE WATER TREATMENT |
| NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 LANDS | RESTRICTED RURAL (SECTION 24) | WASTE DISPOSAL ASSESMENT 500m SETBACK |
| AGRICULTURAL (DELINEATION) | AGGREGATE EXTRACTIVE | GREEN BELT |
| CONSTRAINT AND HAZARD LANDS | HIGH AGGREGATE POTENTIAL | DETAILED SCHEDULE |
| | | MUNICIPAL BOUNDARY |
| | | SPECIAL POLICY AREA |

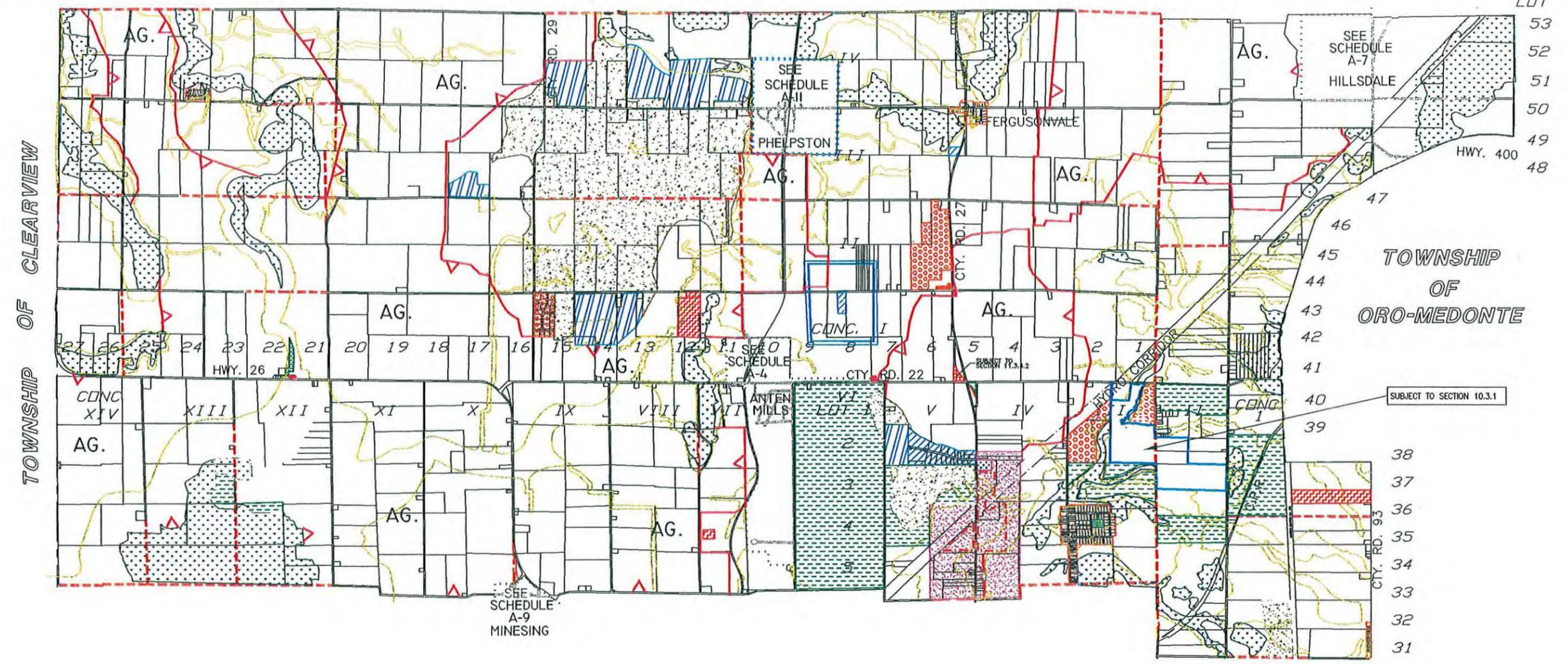


Schedule 'A-1'
LAND USE PLAN
OFFICIAL PLAN FOR THE TOWNSHIP OF SPRINGWATER

Date of Original : 1997
Base Map Source : Ontario Base Maps (1995)



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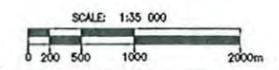


OFFICE CONSOLIDATION:
Updated December 2001, OPA # 8

Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

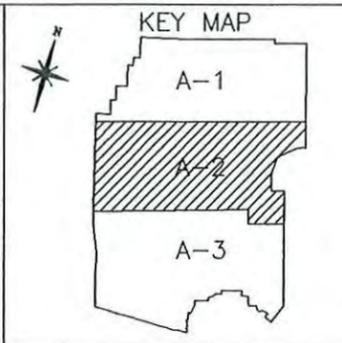


TOWNSHIP OF SPRINGWATER



LEGEND

- | | | |
|--|-----------------------------------|---------------------------------------|
| RURAL | INSTITUTIONAL | INDUSTRIAL |
| RURAL RESIDENTIAL | GENERAL COMMERCIAL | BUSINESS INDUSTRIAL |
| ESTATE RESIDENTIAL | HIGHWAY COMMERCIAL | AGGREGATE EXTRACTIVE |
| OPEN SPACE | TOURIST / RECREATIONAL COMMERCIAL | WASTE DISPOSAL ASSESMENT 500m SETBACK |
| NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 LANDS | RESTRICTED RURAL (SECTION 24) | HIGHWAY SPECIAL POLICY AREA |
| AGRICULTURAL (DELINEATION) | HIGH AGGREGATE POTENTIAL | HYDRO EASEMENT |
| CONSTRAINT AND HAZARD LANDS | WASTE DISPOSAL SITE | DETAILED SCHEDULE |
| | GREEN BELT | MUNICIPAL BOUNDARY |

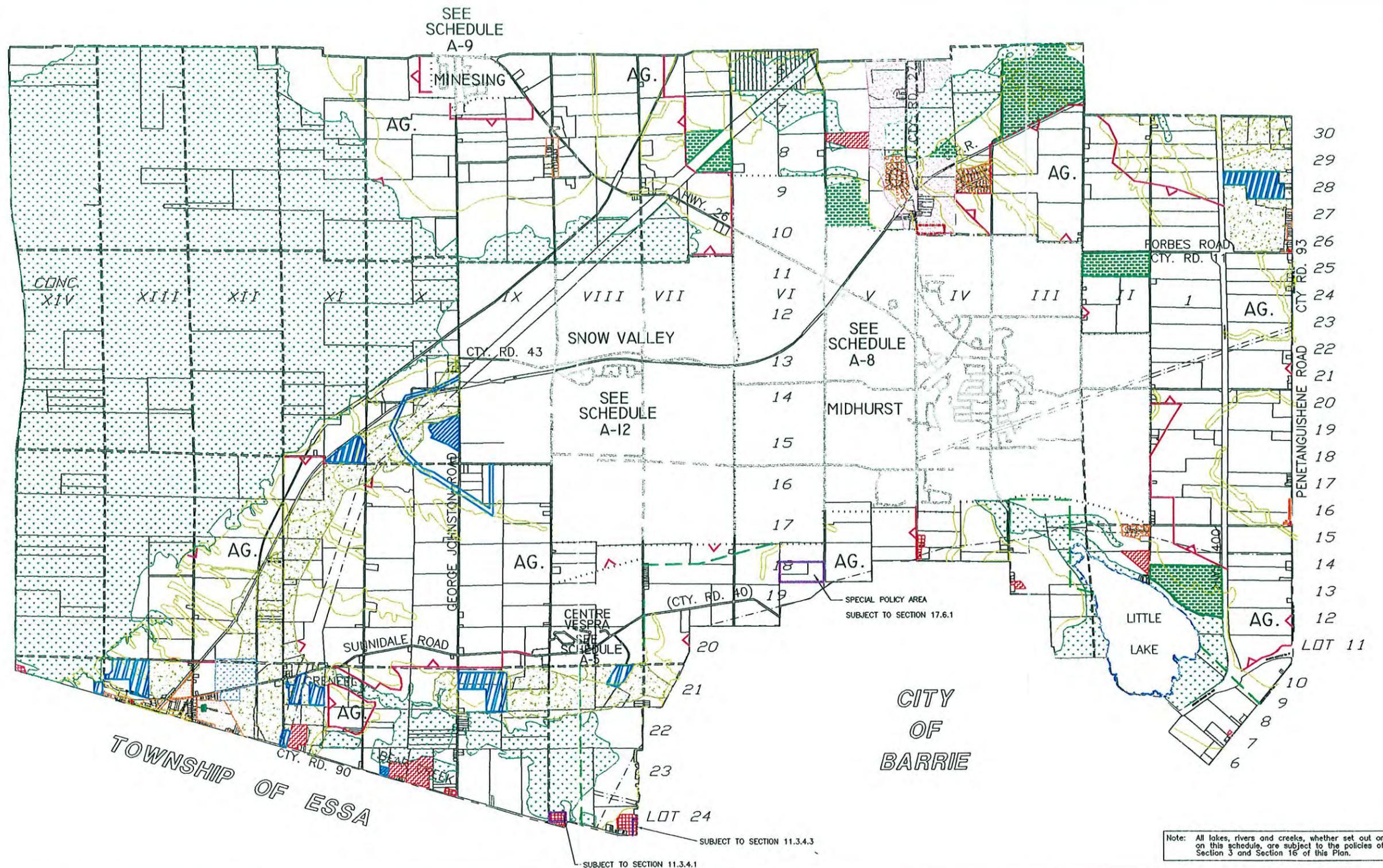


Schedule 'A-2'

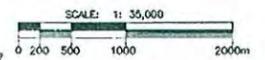
LAND USE PLAN

OFFICIAL PLAN FOR THE TOWNSHIP OF SPRINGWATER

Date of Original : 1997
Base Map Source : Ontario Base Maps (1995)

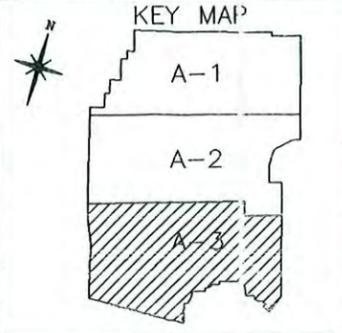


TOWNSHIP OF SPRINGWATER



LEGEND

- | | | |
|--|-----------------------------------|--|
| RURAL | INSTITUTIONAL | INDUSTRIAL |
| RURAL RESIDENTIAL | GENERAL COMMERCIAL | BUSINESS INDUSTRIAL |
| ESTATE RESIDENTIAL | HIGHWAY COMMERCIAL | AGGREGATE EXTRACTIVE |
| OPEN SPACE | TOURIST / RECREATIONAL COMMERCIAL | WASTE DISPOSAL ASSESSMENT 500m SETBACK |
| NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 LANDS | RESTRICTED RURAL (SECTION 24) | SPECIAL POLICY AREA |
| AGRICULTURAL (DELINEATION) | HIGH AGGREGATE POTENTIAL | HIGHWAY SPECIAL POLICY AREA (SECTION 24) |
| CONSTRAINT AND HAZARD LANDS | WASTE DISPOSAL SITE | PIPE LINE EASEMENT |
| | GREEN BELT | HYDRO EASEMENT |
| | | DETAILED SCHEDULE |
| | | MUNICIPAL BOUNDARY |

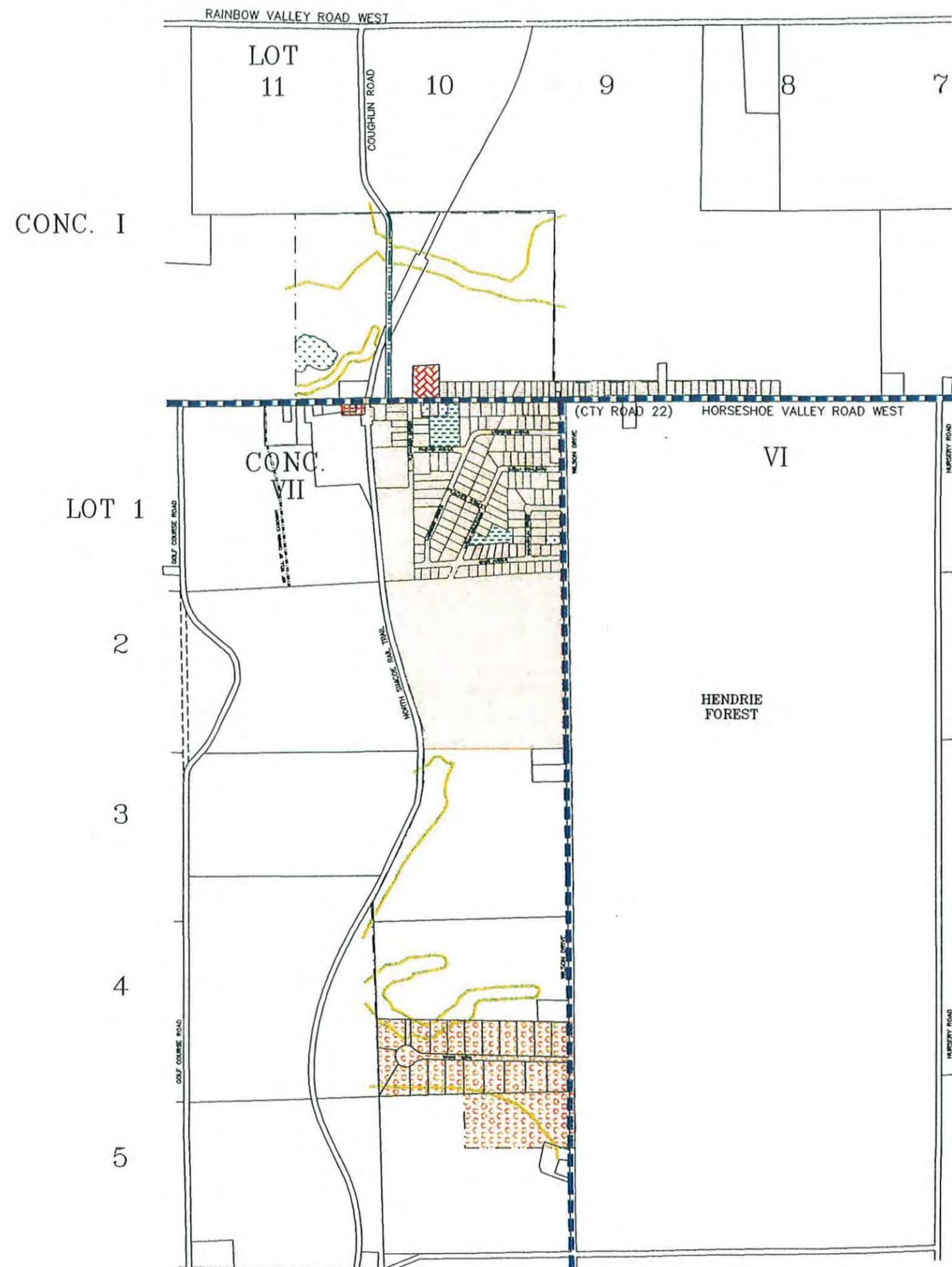


Schedule 'A-3'

LAND USE PLAN

OFFICIAL PLAN FOR THE TOWNSHIP OF SPRINGWATER

Date of Original: 1997
 Base Map Source: Ontario Base Maps (1998)
 Note: This map may not include all amendments. Contact township office for the most up-to-date information.
 OFFICE CONSOLIDATION JULY 2002, APRIL 2003 (OPA # 14)



SCHEDULE 'A-4'

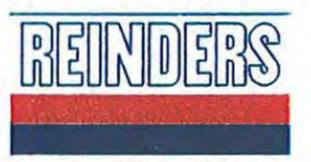
ANTEN MILLS

OFFICIAL PLAN
LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER

LEGEND

- URBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- OPEN SPACE
- NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1
- CONSTRAINT AND HAZARD LANDS
- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- INSTITUTIONAL
- COLLECTOR ROAD
- ARTERIAL ROAD



Date of Original : 1997
 Produced by Reinders and Associates Inc.
 Base Map Source : 1995 County of Simcoe LRS Mapping
 NOTE : This map may not include all amendments. Contact
 townships office for the most up-to-date information.

NOTE: N.T.S. WHEN REDUCED TO 11X17
 SCALE 1 : 20 000

Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

SCHEDULE 'A-5'

CENTRE VESPRA

OFFICIAL PLAN LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER



LEGEND

- URBAN RESIDENTIAL
- RURAL
- OPEN SPACE
- GENERAL COMMERCIAL
- HIGH AGGREGATE POTENTIAL
- GREEN BELT
- CONSTRAINT AND HAZARD LAND

ARTERIAL ROAD



Date of Original : 1997

Produced by Reinders and Associates Barrie Ltd.

Base Map Source : 1995 Simcoe County Linc Mapping

NOTE : This map may not include all amendments. Contact
township office for the most up-to-date information.

SCALE 1 : 10 000



Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

SCHEDULE 'A-6'

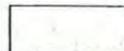
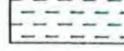
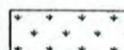
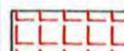
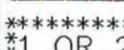
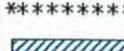
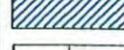
ELMVALE

OFFICIAL PLAN LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER

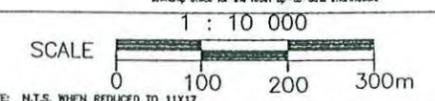


LEGEND

-  URBAN RESIDENTIAL
-  RURAL
-  OPEN SPACE
-  NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1
-  CONSTRAINT AND HAZARD LANDS
-  GENERAL COMMERCIAL
-  HIGHWAY COMMERCIAL
-  BOUNDARY OF GENERAL COMMERCIAL TRANSITION AREA
-  INDUSTRIAL
-  INSTITUTIONAL
-  ARTERIAL ROAD

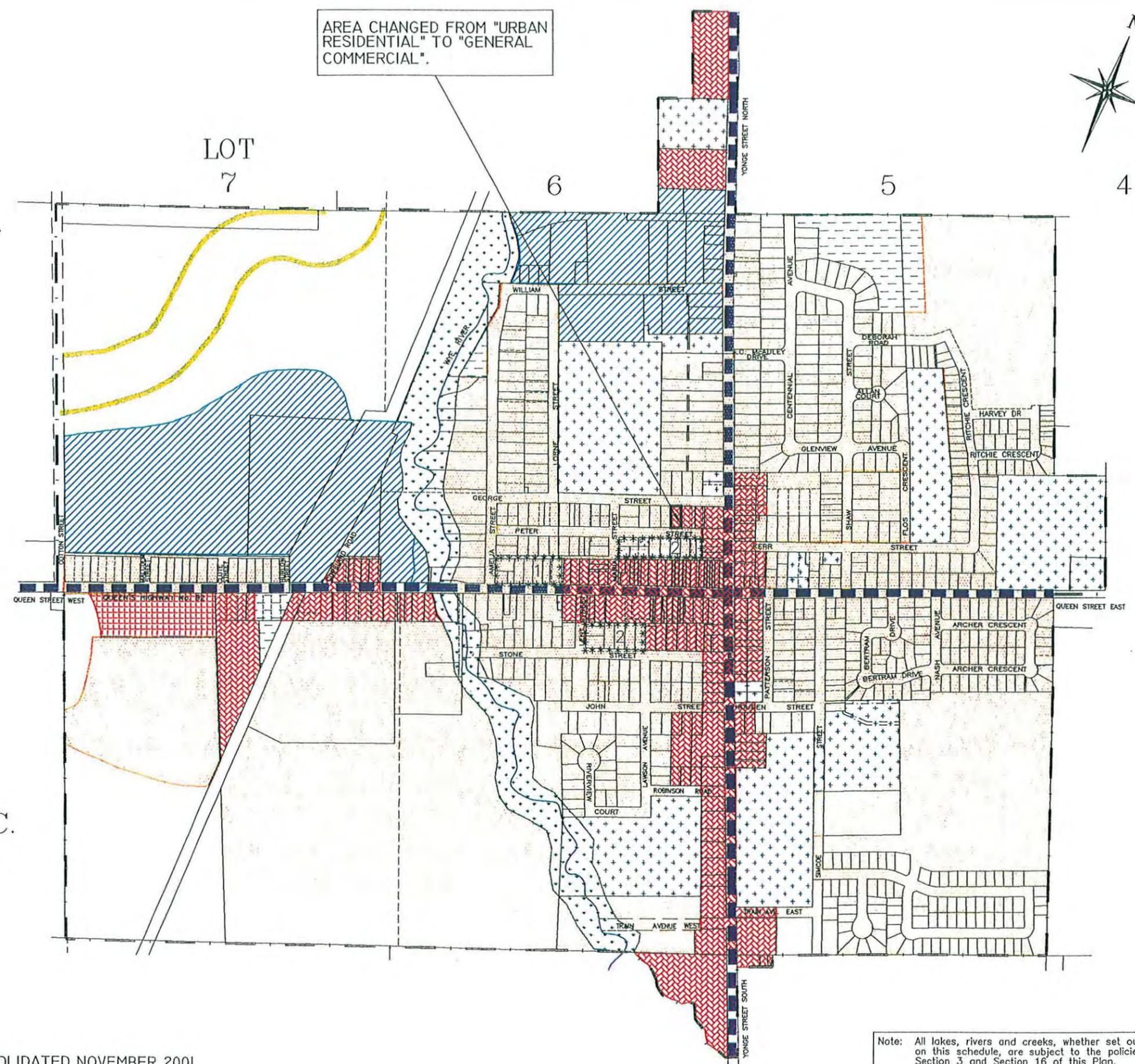
REINDERS SOUTHPARK

Date of Original: 1997
 Produced by Reinders and Associates Barle Ltd.
 Base Map Source: 1996 Simcoe County Linc Mapping
 NOTE: This map may not include all amendments. Contact
 Township office for the most up-to-date information.



NOTE: N.T.S. WHEN REDUCED TO 11X17

AREA CHANGED FROM "URBAN RESIDENTIAL" TO "GENERAL COMMERCIAL".



CONC.
IX

LOT
7

6

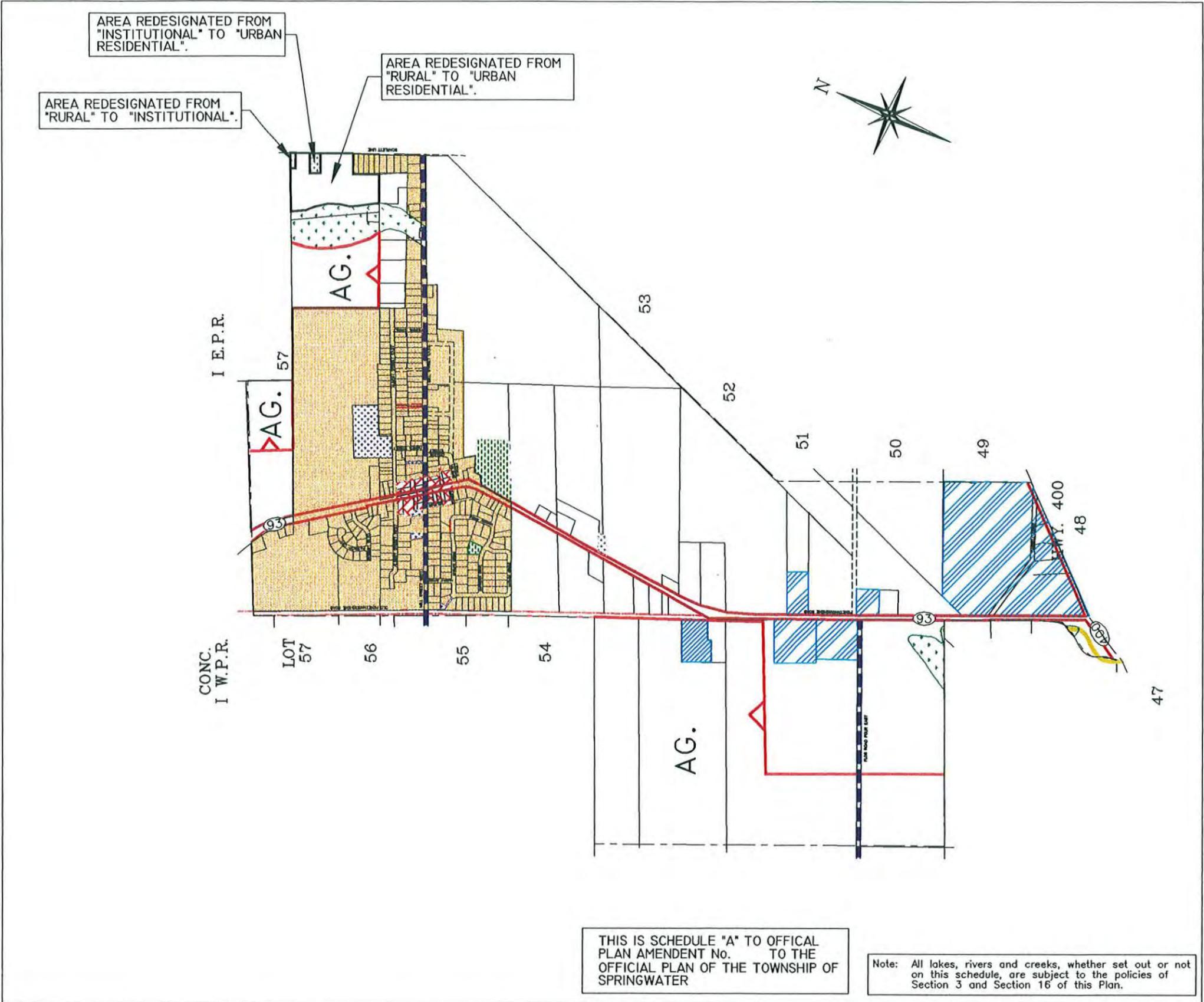
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4

CONC.
VIII

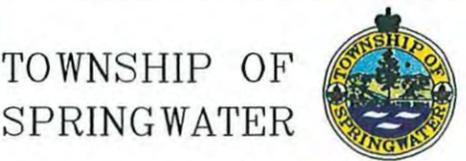
Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

NOTE: CONSOLIDATED NOVEMBER 2001



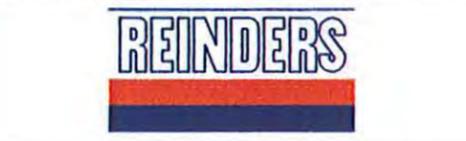
SCHEDULE 'A-7'

HILLSDALE
OFFICIAL PLAN
LAND USE & ROAD PLAN



LEGEND

| | |
|--|--|
| | URBAN RESIDENTIAL |
| | RURAL |
| | AG AGRICULTURAL |
| | OPEN SPACE |
| | NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1 |
| | CONSTRAINT AND HAZARD LANDS |
| | GENERAL COMMERCIAL |
| | INSTITUTIONAL |
| | INDUSTRIAL |
| | BUSINESS PARK |
| | 93 PROVINCIAL HIGHWAY |
| | ARTERIAL ROAD |



Date of Original: 1997
Produced by Reinders and Associates Barrie Ltd.
Base Map Source: 1995 County of Simcoe Linc Mapping

NOTE: This map may not include all amendments. Contact township office for the most up-to-date information.

SCALE 1 : 20 000
0 100 300 500m

THIS IS SCHEDULE "A" TO OFFICAL PLAN AMENDMENT NO. TO THE OFFICIAL PLAN OF THE TOWNSHIP OF SPRINGWATER

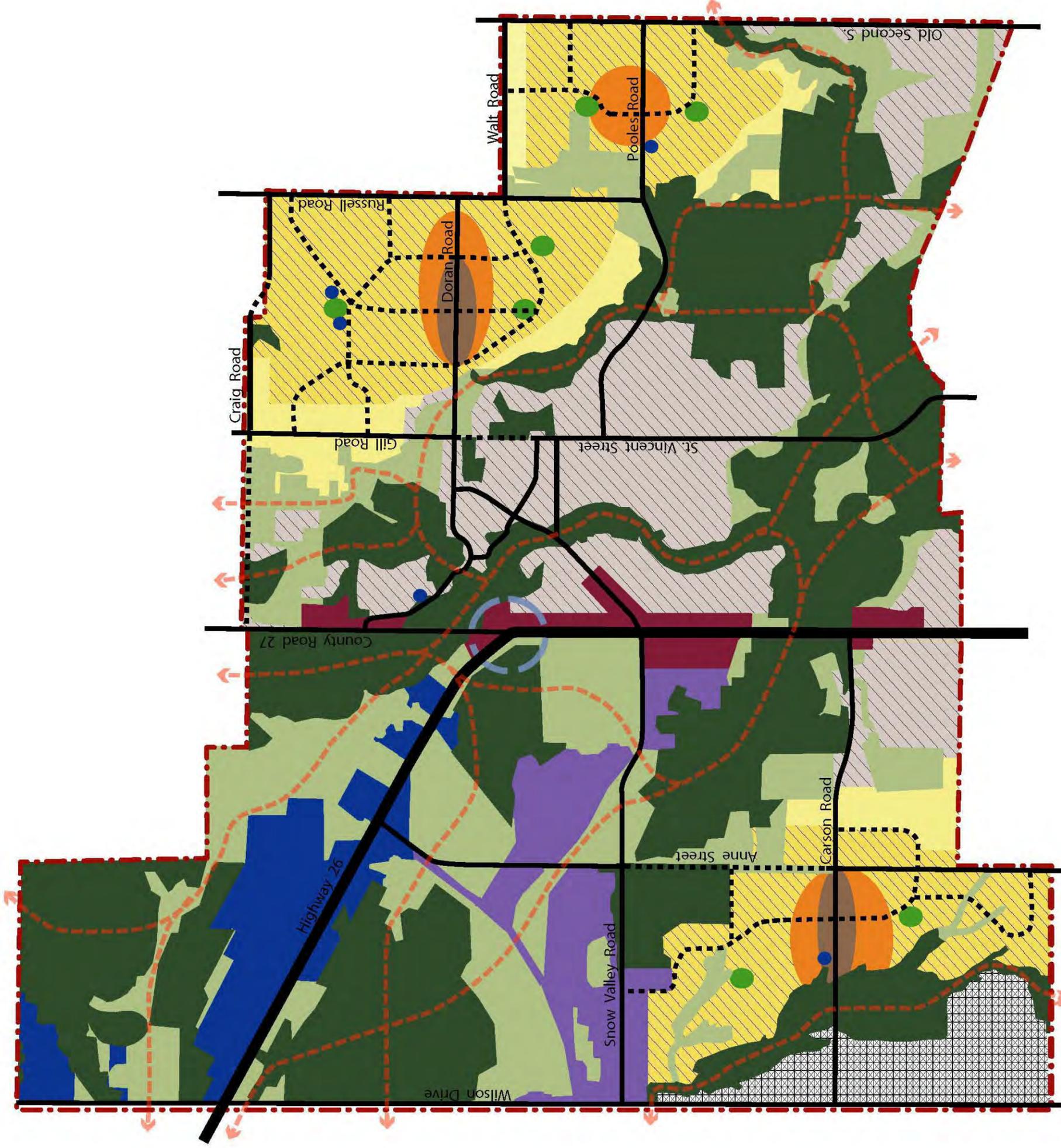
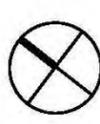
Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

MIDHURST SETTLEMENT AREA SECONDARY PLAN

TOWNSHIP OF SPRINGWATER
October 29, 2008

Schedule A - Land Use

-  Commercial / Mixed Use
-  Administration / Government
-  Employment
-  Environmental Protection Area I
-  Environmental Protection Area II
-  Midhurst Village
-  Midhurst Transition Residential
-  Midhurst Low Density Residential
-  Midhurst Medium Density Residential
-  Midhurst High Density Residential / Mixed Use
-  Future Development Potential
-  Park
-  School / Institutional
-  Provincial Highway
-  Primary Road
-  Potential Primary Road
-  Settlement Area Boundary
-  Environmental Connections / Potential Trails
-  Future Intersection Improvements

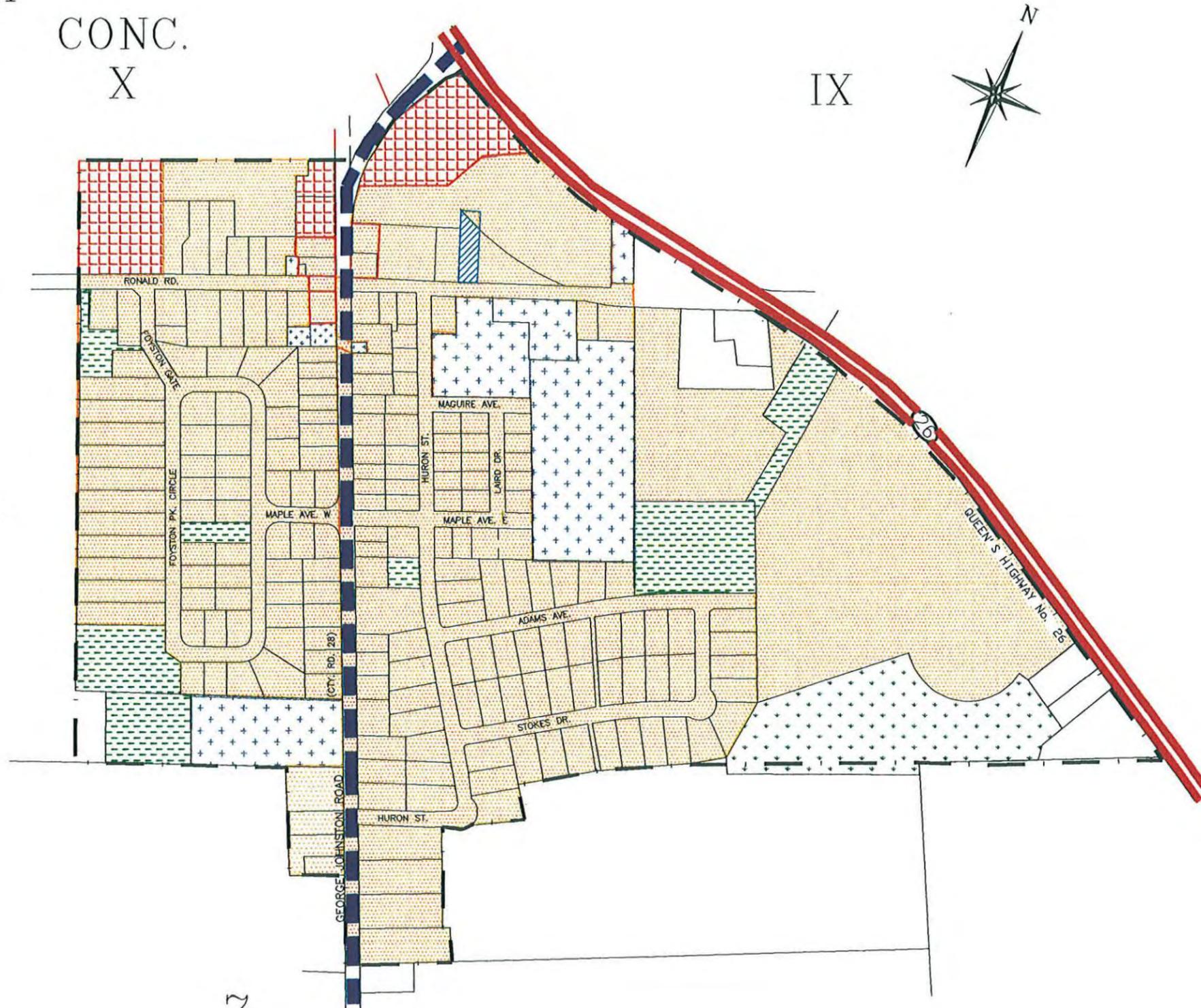


LOT
5 CONC.
X

IX

6

7



SCHEDULE 'A-9'

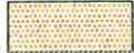
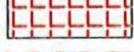
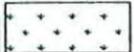
MINESING

OFFICIAL PLAN
LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER



LEGEND

-  URBAN RESIDENTIAL
-  RURAL
-  OPEN SPACE
-  HIGHWAY COMMERCIAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1

 PROVINCIAL HIGHWAY

 ARTERIAL ROAD

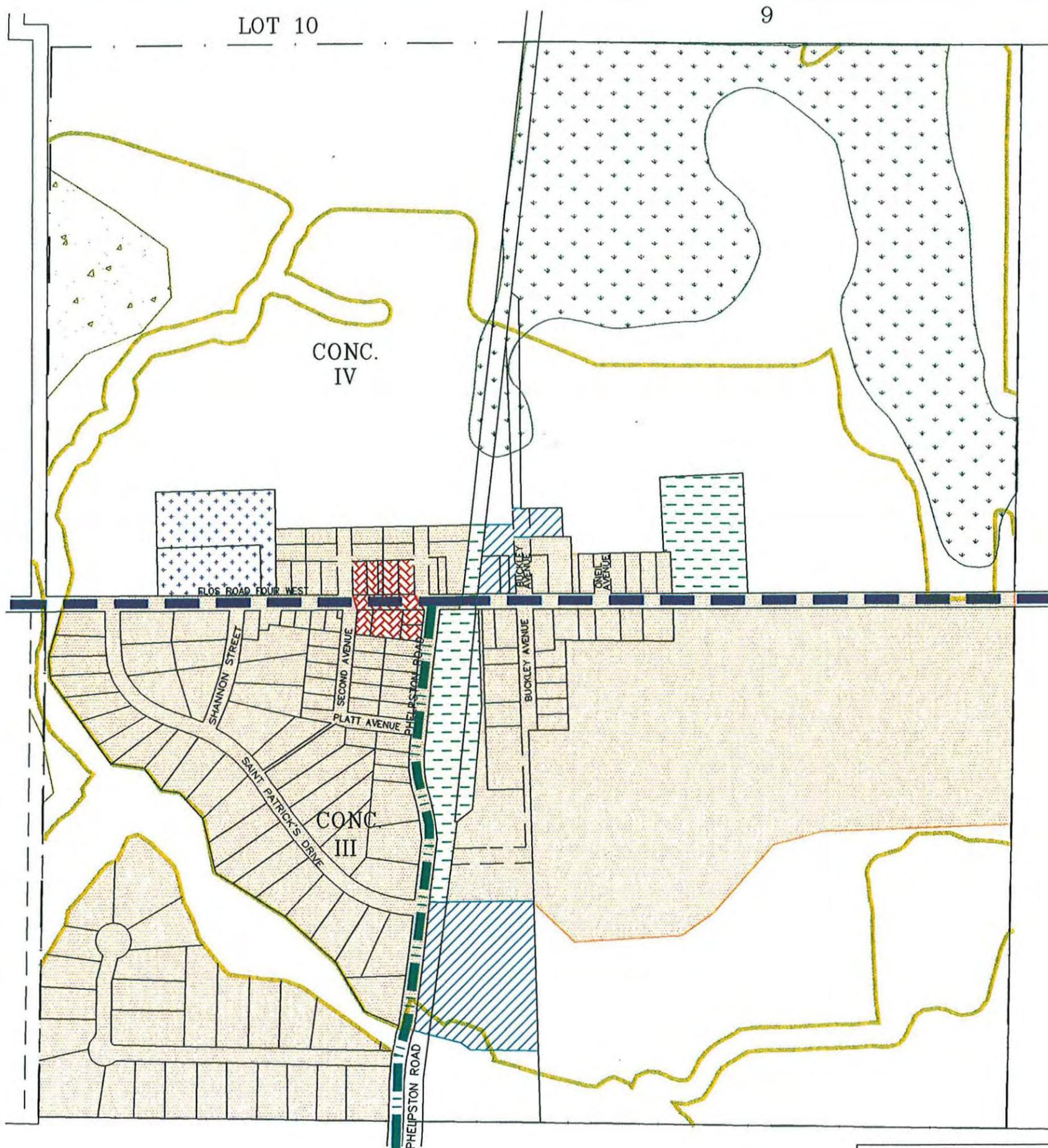
REINDERS



Date of Original: 1987
Produced by Reinders and Associates Barrie Ltd.
Base Map Source: 1995 Simcoe County Line Mapping
NOTE: This map may not include all amendments. Contact
township office for the most up-to-date information.
OFFICE CONSOLIDATION JULY 2002.

SCALE 1 : 6 500
0 100 200 300m

Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.



SCHEDULE 'A-11'

PHELPSTON

OFFICIAL PLAN LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER



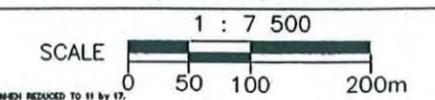
LEGEND

- URBAN RESIDENTIAL
- RURAL
- OPEN SPACE
- NATURAL HERITAGE
(ENVIRONMENTAL PROTECTION)
CATEGORY 1
- CONSTRAINT AND HAZARD
LAND
- GENERAL COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- HIGH AGGREGATE
POTENTIAL

- ARTERIAL ROAD
- COLLECTOR ROAD



Date of Original : 1997
 Produced by Reinders and Associates Barrie Ltd.
 Base Map Source : 1995 County of Simcoe Linc Mapping
 NOTE : This map may not include all amendments. Contact
 your local office for the most up-to-date information.



Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

NOTE : THIS MAP WHEN REDUCED TO 11 BY 17.

SCHEDULE 'A-12'

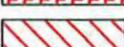
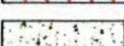
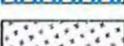
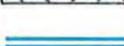
SNOW VALLEY

OFFICIAL PLAN LAND USE & ROAD PLAN

TOWNSHIP OF
SPRINGWATER



LEGEND

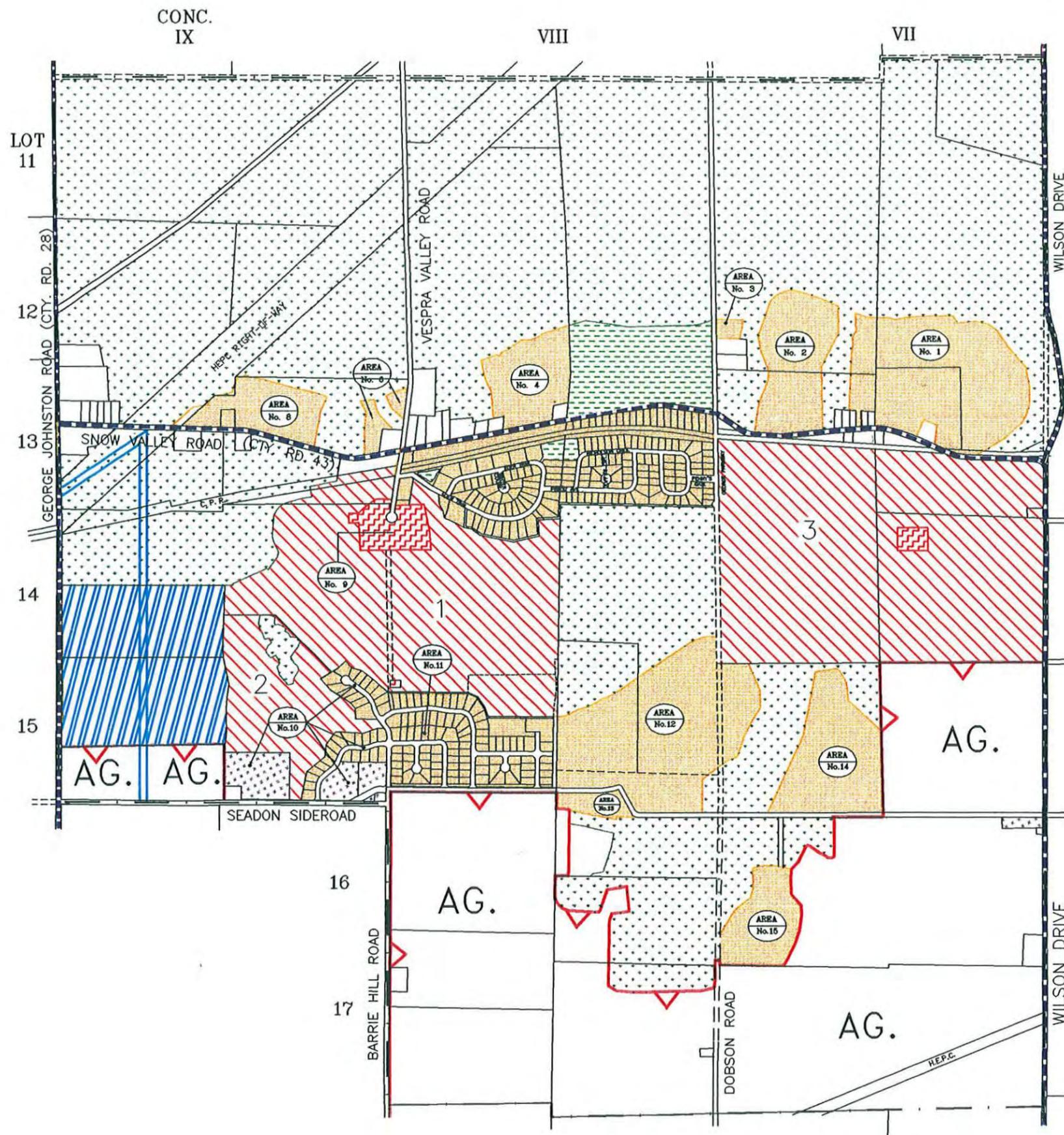
-  URBAN RESIDENTIAL
-  RURAL
-  AG AGRICULTURAL
-  OPEN SPACE
-  NATURAL HERITAGE (ENVIRONMENTAL PROTECTION) CATEGORY 1
-  TOURIST/RECREATIONAL COMMERCIAL
-  TOURIST & RECREATIONAL OPEN SPACE (1,2&3)
-  HIGH AGGREGATE POTENTIAL
-  AGGREGATE EXTRACTIVE
-  INSTITUTIONAL
-  INDUSTRIAL DISPOSAL ASSESMENT AREA
-  ARTERIAL ROAD



Date of Original : 1997, Produced by Reiners and Associates Barrie Ltd.
Base Map Source : 1995 Simcoe County Linc Mapping
Amended October 2002, as per OMB decision

NOTE : This map may not include all amendments. Contact township office for the most up-to-date information.

SCALE 1 : 20 000
0 100 300 500m



Note: All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of this Plan.

SCHEDULE 'A-12A'

SNOW VALLEY

PHASING PLAN

TOWNSHIP OF
SPRINGWATER



LEGEND

- EXISTING DEVELOPMENT

DEVELOPMENT PHASING CHART

| SUBWATERSHED A | | | | |
|----------------|-------------------------|----------------------|------------------------|--------------------------------|
| PHASE | DEVELOPMENT AREA(S) | MAXIMUM No. OF UNITS | APPROXIMATE POPULATION | No. OF UNITS COMPLETION AT 80% |
| Ph1a | 10, 11 | 125 | 375 | 100 |
| Ph1a | COMMUNITY CENTRE/SCHOOL | - | - | - |
| Ph2a | 4, 6 AND 8 | 51 | 153 | 41 |
| SUBWATERSHED B | | | | |
| Ph1b | 2, 3 | 47 | 141 | 38 |
| Ph2b | 12, 13 | 92 | 276 | 74 |
| Ph3b | 14, 15 | 96 | 288 | 77 |
| Ph4b | 1 | 61 | 183 | 49 |
| TOTALS | | 472 | ② 1416 | |

PHASING AND ENVIRONMENTAL MONITORING

● - MONITORING STATION - AS ESTABLISHED BY NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

NOTE: ① DEVELOPMENT WITHIN "TOURIST AND RECREATIONAL OPEN SPACE 1, 2 AND 3", "TOURIST AND RECREATIONAL COMMERCIAL" DESIGNATIONS ARE NOT SUBJECT TO PHASING AS OUTLINED IN THIS PLAN.

② PERSON PER UNIT (PPU) = 3.0



Base Map Source : O.B.M. data taken from 1986 MNR Air Photo's. Amended October 2002, as per OMB decision

NOTE :This map may not include all amendments. Contact township office for the most up-to-date information.

1 : 20 000
SCALE

CONC. X

CONC. IX

CONC. VIII

CONC. VII



LOT 11

LOT 12

LOT 13

LOT 14

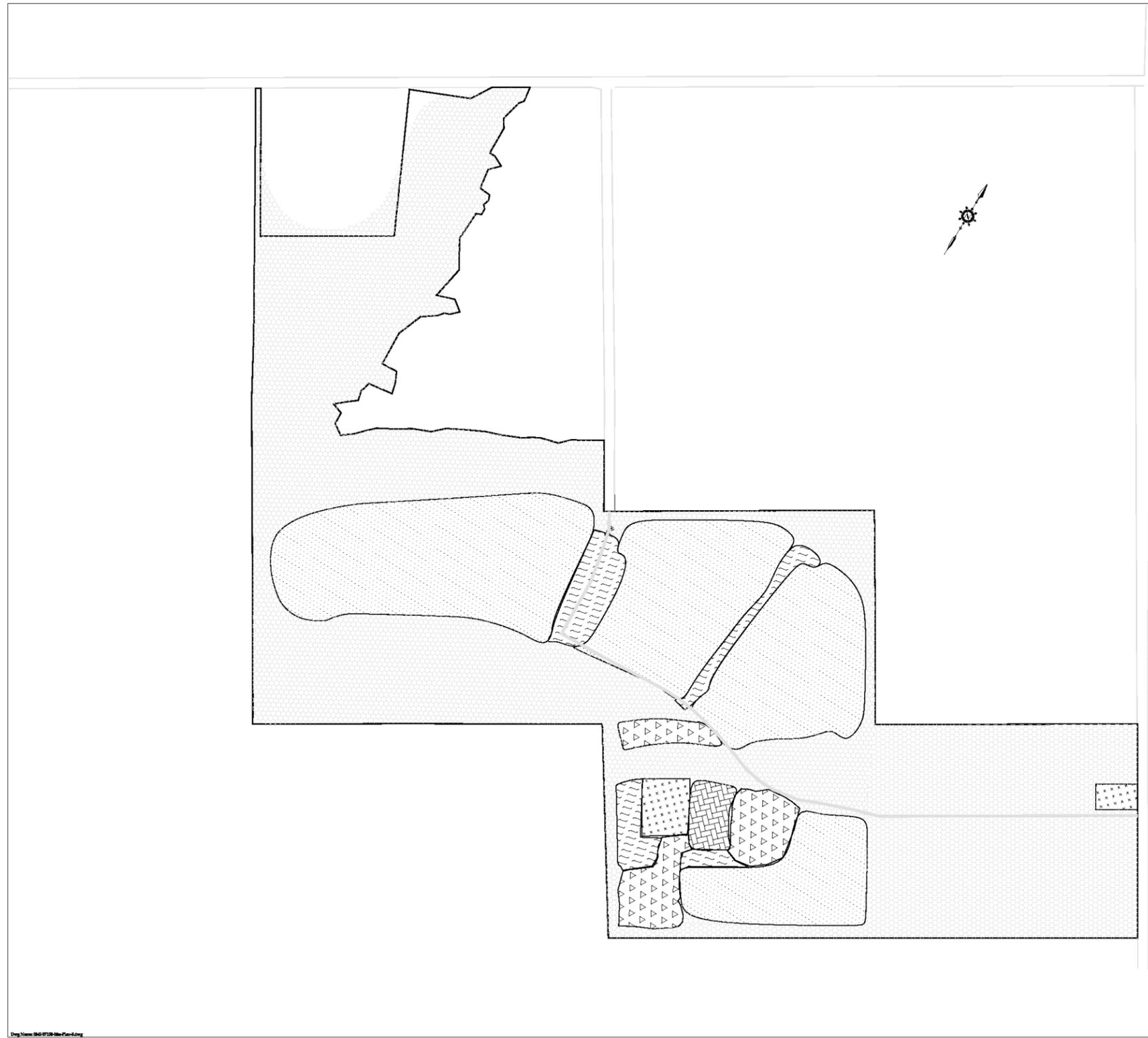
LOT 15

LOT 16

LOT 17

AGRICULTURAL

AGRICULTURAL



SCHEDULE 'A-13A'

SpringLakes.ca Inc.
Adult Lifestyle Community

OFFICIAL PLAN
LAND USE PLAN

TOWNSHIP OF
SPRINGWATER

LEGEND

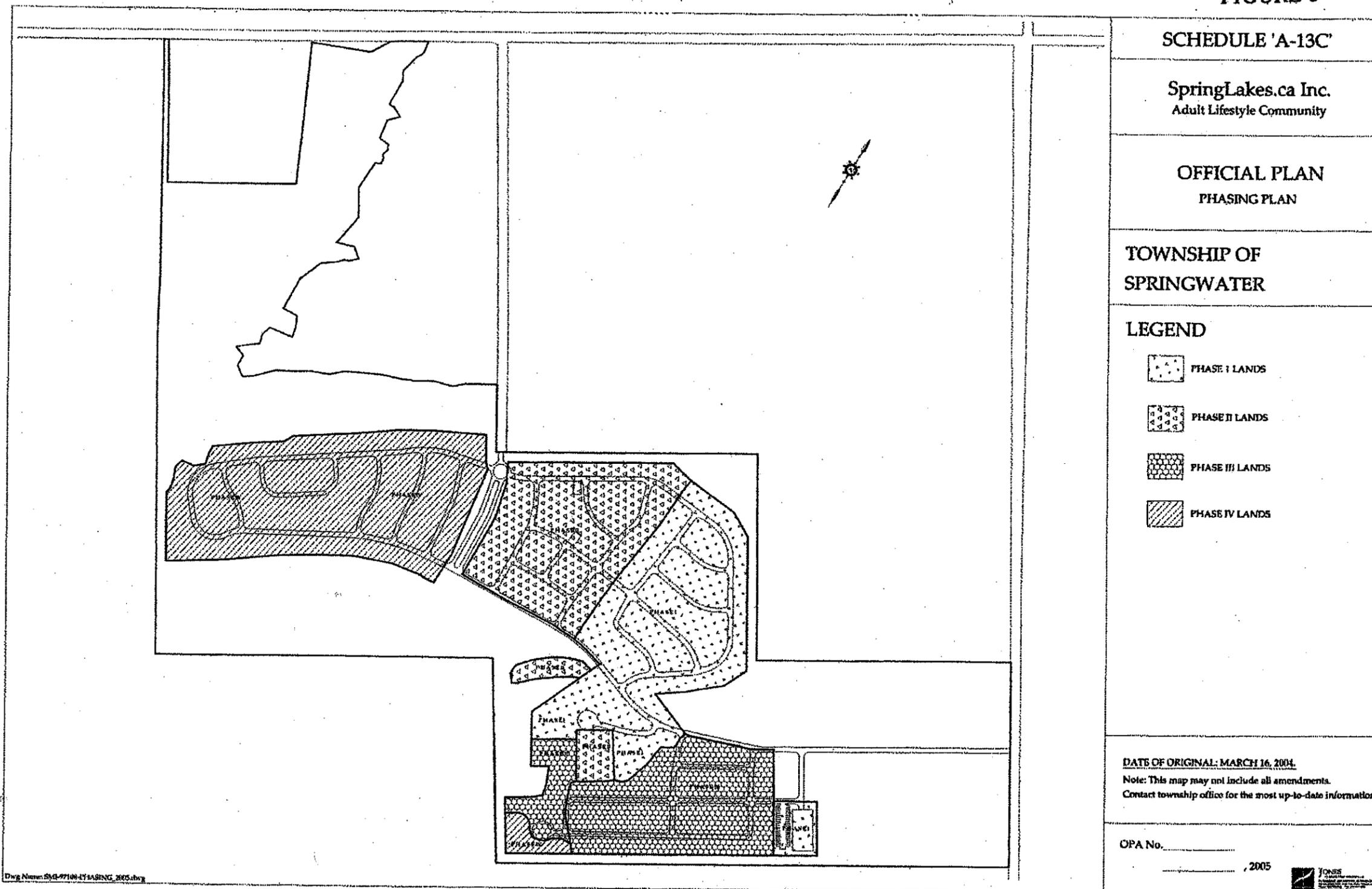
- (73.56 ha.) ADULT LIFESTYLE COMMUNITY-
NATURAL HERITAGE
(ENVIRONMENTAL PROTECTION)
CATEGORY 1 LANDS
- (35.76 ha.) ADULT LIFESTYLE COMMUNITY-
LOW DENSITY RESIDENTIAL,
LOW DENSITY RESIDENTIAL (LINKED)
- (4.16 ha.) ADULT LIFESTYLE COMMUNITY-
MEDIUM DENSITY
(APARTMENTS)
- (1.08 ha.) ADULT LIFESTYLE COMMUNITY-
COMMUNITY COMMERCIAL
- (1.41 ha.) ADULT LIFESTYLE COMMUNITY-
COMMUNITY INSTITUTIONAL
AND RECREATION
- (4.09 ha.) ADULT LIFESTYLE COMMUNITY-
OPEN SPACE
- PRIVATE COLLECTOR ROAD
- EXTENT OF FUTURE AREA FOR
ALTERATION/REGENERATION

DATE OF ORIGINAL: MARCH 16, 2004.
Note: This map may not include all amendments.
Contact township office for the most up-to-date information.

OPA No. _____
_____, 2005
SCALE 1 : 7500



FIGURE 3



SCHEDULE 'B'

OFFICIAL PLAN

NATURAL HERITAGE
(ENVIRONMENTAL PROTECTION)

CATEGORY 2 LANDS

TOWNSHIP OF



SPRINGWATER

LEGEND

- TOWNSHIP OF SPRINGWATER BOUNDARY
- PROVINCIAL & COUNTY ROADS
- POWER LINES
- RAIL LINES
- PIPE LINE
- DETAILED SCHEDULE
- NATURAL HERITAGE (ENVIRONMENTAL PROTECTION)
- CATEGORY 2 LANDS
- WOODLOTS (OVER 30ha IN SIZE)



NOTE:
This map may not include all revisions. Contact township office for the most up-to-date information.
Base Map Source: O.B.M. data taken from 1986 MNR A/P Photos.
Soil Classification Source: Canada Land Inventory
All lakes, rivers and creeks, whether set out or not on this schedule, are subject to the policies of Section 3 and Section 16 of the Plan.

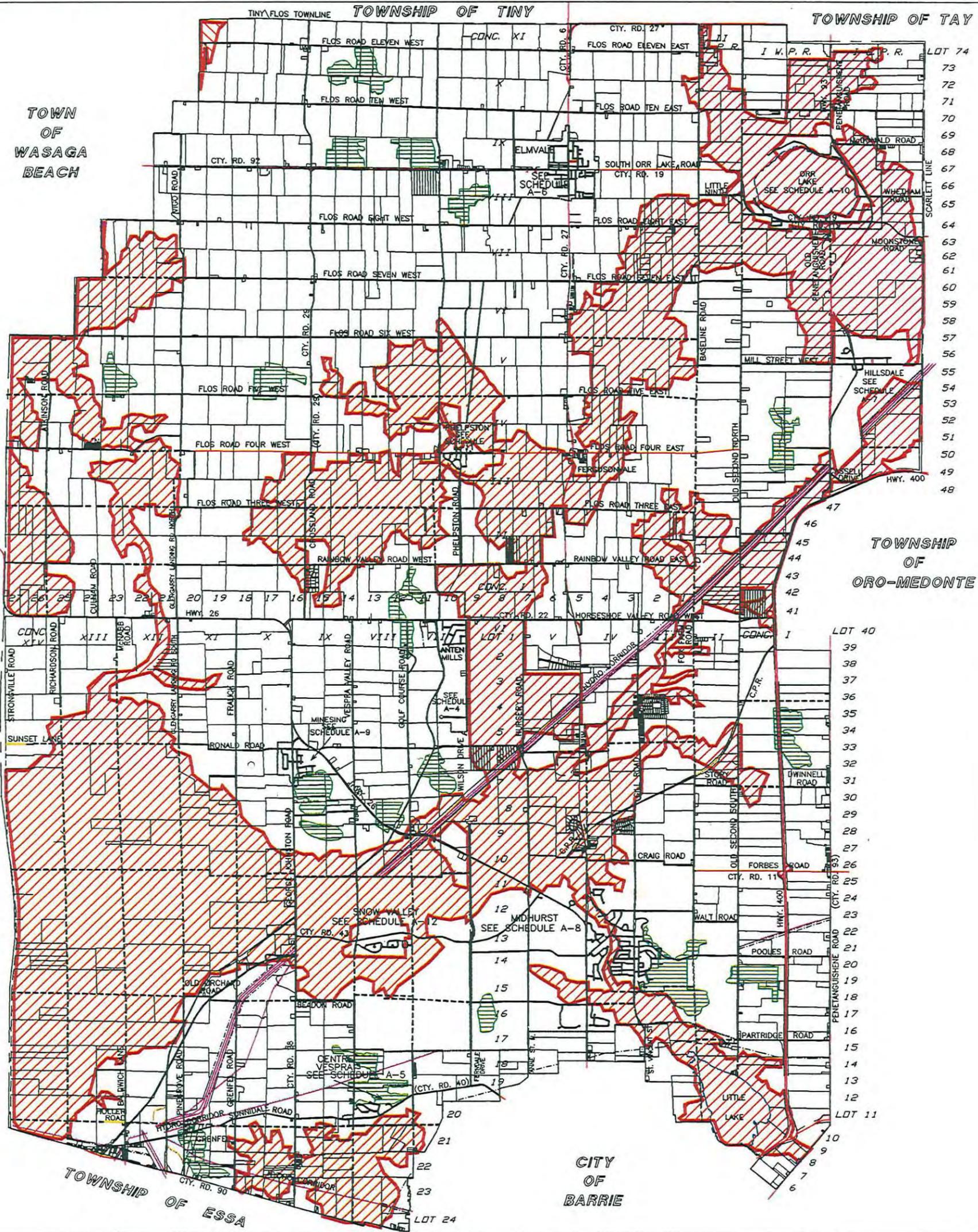


TOWN OF WASAGA BEACH

TOWNSHIP OF CLEARVIEW

TOWNSHIP OF ESSA

CITY OF BARRIE



SCHEDULE 'C' OFFICIAL PLAN TRANSPORTATION TOWNSHIP OF SPRINGWATER



LEGEND

- PROVINCIAL HIGHWAY
- ARTERIAL ROADS
- COLLECTOR ROAD
- DETAILED SCHEDULE
- POWER LINES
- EASEMENT



NOTE: This map may not include all revisions. Contact township office for the most up-to-date information.
Base Map Source: O.E.M. data taken from 1988 MTR Air Photo.
Soil Classification Source: Canada Land Inventory
All lines, areas and symbols, whether or not shown on this schedule, are subject to the policies of Section 24 of the Planning Act, R.S.O. 1990, c. 30.

